

Draft Bradford Local Plan

Preferred Options



Minerals Background Paper & Evidence Report – Appendices 1 & 2

February 2021

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Appendix 1: Review of Existing Allocated Mineral Extraction Sites

Deep Lane Quarry, Thornton

Site Name	Deep Lane Quarry	Address	Deep Lane, Thornton, Bradford
Operator	Yorkshire Stone Quarries (Bradford) Ltd/Hard York Quarries Ltd	Mineral	Sandstone
RUDP Ref	BW/NR1.1	Status	Operational (extraction due to cease June 2021)
Start Date	1920's	End Date	30.06.2021 (mineral extraction); 30.06.2022 (restoration)
Reserve	Unknown	Potential Tonnage	Annual Tonnage: 3,000 to 4,000 tonnes (Call for Sites info, 2016)

Map



Aerial Photo



Background/Overview.

Deep Lane Quarry is located off Deep Lane in the Clayton area of Bradford. Access to the site is from Middlebrook Walk which is part of an existing housing estate located off Thornton Road and via a bridge that carries a bridleway across Middlebrook Beck. Deep Lane is a track that leads off Middlebrook Walk through to Clayton. The site is elevated above the housing estate to the north. The land surrounding the quarry is largely open. Scholemoor cemetery and crematorium lies to the south east.

The site has a history of mineral extraction, dated back over 80 years, primarily to produce hand riven paving and roofing stones at a very low intensity. These are extracted from the Elland Flags horizon in the Lower Coal Measures. The initial planning permission was granted in October 1981, with an initial end date of December 2011, which has since been amended several times. The current end date for operations is in June 2021 with restoration to occur within 12 months or by June 2022.

The most recent proposal was granted to allow the remaining high quality sandstone reserves at the site to be worked, facilitating the continued supply of the relatively scarce riven sandstone building materials that it produces. This application has yet to be determined.

Planning

Policy (Existing RUDP)

The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – **Policy BW/NR1.1: Deep Lane Quarry**. It is also within an area allocated as an Urban Greenspace – **Policy BW/OS1.5: Scholemoor/Leaventhorpe**.

Call for Sites (2016): the site was proposed as a potential site allocation (extension to the existing quarry of around 2ha), as well as a broader area around the quarry for safeguarding, as part of the responses receiving during the Issues and Options consultation on the Allocations DPD. Reference: **1571**

Constraints

There are no specific on site constraints identified. However, it is identified as being within an area of natural/semi-natural green space (Open Space Assessment 2006), as well as within the Thornton & Queensbury Landscape Character Area – mixed upland pasture landscape type. This area is considered to be moderately sensitive. In addition, it has been identified as being within a Green Infrastructure corridor. A Public Right of Way (Bridleway – Bradford West 198) runs along the northern boundary connecting Clayton with Fairweather Green and Leaventhorpe. There is also potential for Surface Water Flooding within the quarry.

There are a number of other designations within close proximity but not adjoining the site. Several of these are focussed on the nearby Bull Greave Beck including a Local Wildlife Site (Bull Greave Wood), TPO woodland, priority habitat and woodland habitat network. Scholemoor Cemetery is identified as a Class II archeological site.

It is adjacent to SHLAA sites SW/055: Leaventhorpe Lane, Thornton (adjacent to the northern boundary of the site) and SW/124: Land off Buckingham Crescent, Clayton (adjacent to the south west corner of the site).

Planning Applications


Reference	Description	Type of Planning App/Permission	Status	Permission Date
81/9/02333/FUL	Extraction of stone, sand and gravel by means of surface working until 31 st December 2011	Full planning permission	Granted	27.10.1981
00/02061/MIN	Review of minerals permission: Environment Act 1995	Review of mineral permission	Granted	28.09.2000
09/03228/SCR	Continuation of quarrying until 31 st December 2015	EIA Screening Request	EIA Not Required	07.07.2009
09/03280/VOC	Variation of condition to planning app no. 00/02061/MIN continuation of quarrying at Deep Lane quarry for a further 4 years to facilitate full working of the permitted reserves.	Variation of condition	Granted	01.12.2009
15/07279/VOC	Variation of condition to planning app no.09/03280/VOC continuation of quarrying at Deep Lane quarry for a further 4 years to facilitate full working of the permitted reserves.	Variation of condition	Granted	07.03.2016
19/02469/VOC	Variation of condition 2 (timescale) all operations relating to the winning and working of minerals shall cease by June 2021 and condition 20 (aftercare scheme) Restoration shall be completed within 12 months of the permanent cessation of mineral working or by 30 June 2022 whichever is the sooner to planning permission 15/07279/VOC	Variation of condition	Granted	02.09.2019
19/02469/SUB01	Submission of details to comply with condition 20 (restoration and aftercare) of planning approval 19/02469/VOC	Submission of details	Pending	-

Action for Local Plan

Recommendation: Deep Lane Quarry is currently an inactive site, with extraction having ceased. The current planning permission states that extraction should cease by June 2021, with restoration to be completed within 12 months or by June 2022 at the latest. Therefore, it is considered that the site **should not** be identified in the Bradford Local Plan: Preferred Options and on the accompanying Policies Map as an operational/permitted mineral extraction site.

Lower Bottomley Lane Quarry, Thornton

Site Name	Lower Bottomley Lane Quarry (also known as Cragg Lane Quarry)	Address	Cragg Lane, Thornton, Bradford
Operator	Woodkirk Stone Ltd	Mineral	Sandstone
RUDP Ref	BW/NR1.2	Status	Inactive
Start Date	03.02.1971 (Date of original permission)	End Date	21.02.2042 (mineral extraction)
Reserve	Unknown	Potential Tonnage	Unknown

Map	Aerial Photo
	

Background/Overview.

Lower Bottomley Lane Quarry is located in the countryside around 200m to the south west of Thornton and 2.3km to the north west of Queensbury. It is also around 275 to east of the various properties that make up Bottomley Holes. Access to the site is via track from Cragg Lane to the north. Cragg Lane provides access to the local road network (A644 Brighouse & Denholme Road).

Historic land use mapping suggests that sandstone extraction took place between the late 19th/early 20th century and the early 1930's. Planning permission was granted to reopen the site for mineral extraction in February 1971. However, information is limited when extraction took place and when it ceased. An application for determination of conditions was submitted in January 2001, with up to date conditions being issues in May 2001. One of these conditions stated that extraction from the site should cease no later than 21st February 2042, with the site being restored and managed for agricultural purposes in line with a restoration scheme to be submitted two months after the date the permission.

Planning

Policy (Existing RUDP)

The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – **Policy BW/NR1.2: Lower Bottomley Lane, Quarry**. The site is also within an area identified as Open Land within Settlement (Policy BW&BS/OS1.5) and as Green Belt – **Policy GB1**.

Constraints

The site is located in Green Belt, whilst an 275kv electricity transmission line crosses the north east corner of the site. There are three former landfill sites within 250m and is within the 2.5km buffer of the South Pennines SPA/SAC as well as within an SSSI impact zone that requires consultation with Natural England on mineral developments to determine their impacts.

In addition, it is within the Thornton & Queensbury Landscape Character Area - Mixed Upland Pasture landscape type, which is considered to be moderately sensitive to development. A Public Right of Way (Footpath - Bradford West 49) runs across/around the eastern boundary of the site

Planning Applications

Reference	Description	Type of Planning App/Permission	Status	Permission Date
Unknown	Planning permission for mineral extraction	Unknown	Granted	03.02.1971
01/00295/MIN	Review of mineral permission: Environment Act 1995	Review of mineral permission	Granted	04.05.2001

Action for Local Plan

Recommendation: Lower Bottomley Lane Quarry is currently inactive, however benefits from a planning permission that requires extraction to cease in February 2042. Therefore, it is considered that **should** be identified in the Bradford Local Plan: Preferred Options and on the accompanying Policies Map as permitted mineral extraction site. Should the site re-open, it would be anticipated it would be worked and restored in line with the conditions placed on the most recent planning permission.

Chellow Grange Quarry, Heaton

Site Name	Chellow Grange Quarry		
Address	Haworth Road/Chellow Grange Road, Heaton, Bradford		
Operator	Unknown	Mineral	Sandstone
RUDP Ref	BW/NR1.3 & BW/H1.19	Status	Under development (Residential)
Start Date	Unknown	End Date	Not Applicable
Reserve	Not Applicable	Potential Tonnage	Not Applicable

Map	Aerial Photo
	

Background/Overview.

Chellow Grange Quarry is located in the Heaton area, close to the western edge of Bradford, to the south west of the junction of B6144 Haworth Road and Chellow Grange Road. To the south of the site is a golf course (West Bradford Golf Club), whilst Chellow Grange Water Treatment Works is to the south west. Established areas of residential development (Haworth Road, Chellow Grange Road & Heather Grove) are to the north, east and west. A petrol filling station is situated adjacent to, and north of, the site.

Quarrying on the site ceased some time ago and was reclaimed by nature with numerous trees across the site. As mentioned below the site was allocated in the Bradford Replacement Unitary Development Plan (RUDP) (2005) for residential development. A number of planning applications were received for residential development of various sizes since 2003. The most recent planning permission was granted in October 2019 for 98 affordable homes.

Planning

Policy (Existing RUDP)

The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – **Policy BW/NR1.3: Chellow Grange Quarry**. The site is also identified for residential development – **Policy BW/H1.19**.

Constraints

The site is located within a main urban area of Bradford. It is identified on constraints mapping as a former landfill site (Chellow Grange Quarry) that previously received inert waste. An area of TPO woodland is located along the boundary with the adjacent water treatment works. Various assessments were submitted alongside the most recent planning application covering a range of

Site Name	Chellow Grange Quarry			
issues including air quality, archaeology, biodiversity, flood risk/drainage, gas monitoring, ground investigations, noise/vibration, transport and trees. It also included a design for infilling the quarry.				
Planning Applications				
Reference	Description	Type of Planning App/Permission	Status	Permission Date
92/01040/FUL	Sandstone quarry interim development	Full planning permission	Granted	24.06.1992
95/01436/FUL	Landfill of existing quarry to boundary level	Full planning permission	Granted	29.01.1996
96/02811/OTH	Conditions to be attached to an Interim Development Order permission registered by City of Bradford Metropolitan District Council on 22 July 1992 in accordance with the Planning and Compensation Act 1991	Other	Granted	19.12.1996
00/00115/VOC	Variation of condition 2 on approved application numbered 95/01436/FUL for extension of time	Variation of condition	Granted	22.05.2000
02/02618/VOC	Variation of condition 2 on application 00/00115/VOC, to allow for extended period for landfill until March 2007	Variation of condition	Granted	23.10.2002
02/02679/VOC	Variation of condition number 2 to application 96/02811/OTH to allow extended period for stone quarrying until August 2005	Variation of condition	Granted	23.10.2002
03/01468/OUT	Construction of residential development	Outline planning permission	Refused	02.07.2003
03/02644/OUT	Residential development	Outline planning permission	Refused	09.02.2005
08/00585/FUL	Residential development of 101 dwellings comprising 1 and 2 bed apartments; 2, 3, 4 and 5 bedroom houses together with associated roads, footpaths and parking areas.	Full planning permission	Granted (subject to s106 agreement)	02.03.2009
12/00402/MAF	Renewal of planning permission 08/00585/FUL, dated 2 nd March 2009: Residential development of 101 dwellings comprising 1 and 2 bed apartments; 2, 3, 4 and 5 bedroom houses together with associated roads, footpaths and parking areas.	Full planning permission	Refused	09.05.2012
19/01150/MAF	Residential development of 98 affordable homes	Full planning permission	Granted	16.10.2019
19/01150/SUB01	Submission of details required by condition 10 (lighting management scheme) of planning permission 19/01150/MAF.	Submission of details	Granted	29.11.2019
19/01150/SUB02	Submission of details required by condition 8 (dust management plan) of planning permission 19/01150/MAF	Submission of details	Granted	10.12.2019
19/01150/SUB03	Submission of details required by condition 12 (construction management plan and methodology) of planning permission 19/01150/MAF	Submission of details	Withdrawn	18.02.2020
19/01150/SUB04	Submission of details required by condition 5 (methodology) of planning permission 19/01150/MAF.	Submission of details	Partial Approval	20.01.2020

Site Name	Chellow Grange Quarry			
19/01150/SUB05	Submission of details to comply with condition 15 (remediation strategy) of planning permission 19/01150/MAF.	Submission of details	Granted	27.02.2020
19/01150/SUB06	Submission of details required by condition 17 (foul and surface water drainage) of planning permission 19/01150/MAF	Submission of details	Withdrawn	10.03.2020
19/01150/SUB07	Submission of details required by condition 19 (maintenance plan for surface and foul water drainage)	Submission of details	Withdrawn	10.03.2020
19/01150/SUB08	Submission of details required by condition 22 (materials) of planning permission 19/01150/MAF	Submission of details	Withdrawn	10.03.2020
19/01150/SUB09	Submission of details required by condition 21 (materials) of planning permission 19/01150/MAF	Submission of details	Withdrawn	10.03.2020
20/00386/VOC	Variation of condition 2 (approved plans), 9 (access point), 12 (construction management plan), 14 (LEMP), 17 (foul-surface water), 18 (floor levels), 19 (management plan drainage), 21 (materials) or planning approval 19/01150/MAF	Variation of condition	Granted	12.05.2020
20/00386/SUB01	Submission of details required by condition 24 (electric vehicle charging) of planning permission 20/00386/VOC	Submission of Details	Granted	05.11.2020
20/00386/NMA01	Nn-material amendment to planning permission 20/00386/VOC: Amendments to plots 6 and 7 showing retaining wall to western boundary with updates to boundary treatments. Proposed hedged removed from boundary treatments as part of soft landscaping proposals.	Non-Material Amendment	Granted	08.12.2020
Action for Local Plan				
<p>Recommendation: It is recommended that this site is de-allocated as a mineral extraction site. It is now a committed housing site (see Bradford Local Plan: Preferred Options – Appendix 12).</p>				

The Shay/Soil Hill, Denholme

Site Name	The Shay/Soil Hill		
Address	Soil Hill, Denholme, Bradford, BD13 4HB		
Operator	The Shay: D. & J. Robinson Ltd Far Shay Farm: The Green Mineral Company Ltd/Soil Hill Quarries Ltd	Mineral	Clay; Sandstone; Coal
RUDP Ref	BW/NR1.4	Status	The Shay: Subject to restoration proposals Far Shay Farm: Operational/Under Restoration
Start Date	The Shay: Unknown Far Shay Farm: Unknown	End Date	The Shay: 2015 Far Shay Farm: 21.02.2042
Reserve	Unknown	Potential Tonnage	Unknown

Map	Aerial Photo

Background/Overview.

The Shay is located around 9km to the west of Bradford City Centre and 7km to the north of Halifax. The surrounding area is sparsely populated with the nearest small settlements being Keelham, 450m to the north-east and Denholme Gate 550m north-west. The village of Denholme is situated approximately 2km to the north, whilst Thornton is around 1km to the north west. The area is adjacent to the local authority of boundary with Calderdale. The Soil Hill area has been extensively worked for clay, fireclay, sandstone and coal over the last century with various phases of restoration through tipping of inert waste. The two main sites are The Shay (currently closed) and Far Shay Farm (operational).

The area is bounded to the west by A629 (Halifax Road), to the north by Thornton Road and the east by A644 (Brighouse and Denholme Road). There are also number farms and scatter residential properties within the vicinity.

Site Name	The Shay/Soil Hill			
Clay, together with coal and sandstone, has been extracted in this area for a significant period of time. Much of the area has been worked and restored to a range of after uses. The Shay is currently the subject to proposals for restoration, whilst extraction is on-going at Far Shay Farm. Materials extracted in this area have been used for engineering purposes.				
Planning				
Policy (Existing RUDP)				
The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – Policy BW/NR1.4: The Shay, Soil Hill . The site is also within an area allocated as Green Belt – Policy GB1				
Constraints				
Constraints mapping shows that The Shay together land immediately to the east (part of Far Shay Farm) are part of former landfills. It is also within the Thornton and Queensbury Landscape Character Area – mixed upland pasture type, which is considered to be moderately sensitive to development, and within the 2.5km buffer of the South Pennines SPA/SAC as well as SSSI impact zone. A number of Public Rights of Way (Footpaths) cross the area linking it to the adjoining road network and to the Calderdale area.				
Planning Applications				
Reference	Description	Type of Planning App/Permission	Status	Permission Date
383/40620/109	Removal of fireclay	Planning permission	Granted (on appeal)	08.04.1960
69/35598/FUL	Extraction of fireclay and associated minerals by surface working at The Shay, Thornton (B35598)	Full planning permission	Granted	?
74/05462/REN	Renewal extract of minerals (Fields 980/988/989. Soil Hill)	Renewal of planning permission	Unknown	04.12.1975
75/04590/FUL	Extraction coal and fireclay	Full planning permission	Granted	24.03.1976
86/05100/FUL	Formation of a dry slope ski run with control building, office, changing rooms, shop and WC	Full planning permission	Granted	17.12.1986
89/05201/REM	Construction of dry ski slope with associated amenities building, car parking and access, Brighthouse and Denholme Road. Thornton	-	Granted	08.05.1992
94/02651/FUL	Clay extraction and ancillary coal working plus quarrying of stone by open to daylight methods with importation of inert fill to improve and regrade the farmland	Full planning permission	Granted	12.01.1996
97/03503/VOC	Extraction of mineral by surface means including coal stone clay and importation of inert fill to improve farmland	Variation of condition	Granted	27.04.1997
98/01940/FUL	Construction of access road	Full planning permission	Withdrawn	17.05.1999
00/00005/FUL	Reclamation works to area of former mineral workings	Full planning permission	Refused	14.08.2000
00/01298/VOC	Variation of condition to extend the period when operations can commence in condition 1 of planning approval 97/03505/VOC	Variation of condition	Granted	05.12.2000
01/03271/VOC	Variation of conditions 1 and 12 of planning approval	Variation of condition	Granted	20.11.2001

Site Name	The Shay/Soil Hill			
03/02824/FUL	Reclamation works to area of former mineral workings – Phase 2	Full planning permission	Granted	07.01.2004
04/03498/FUL	Use of additional land for soil storage and to facilitate adjoining reclamation works	Full planning permission	Granted	17.02.2005
05/01223/VOC	Variation of conditions 1 and 2 of 01/03271/VOC to extent the time period for completion	Variation of condition	Granted	04.05.2005
05/05886/FUL	Construction of a dry ski slope and ancillary accommodation	Full planning permission	Refused	10.11.2005
06/03514/MVC	Variation of conditions of planning permission 00/01298/VOC	Variation of condition	Granted	12.12.2006
06/08472/FUL	Construction of a dry ski slope and ancillary accommodation	Full planning permission	Refused	09.04.2008
08/06053/FUL	Extension and infilling of quarry workings	Full planning permission	Granted	18.02.2009
09/05736/SCO	Request for a scoping opinion under Regulation 10 of the Environmental Impact Assessment Regulations 1999 in connection with an application under Schedule 13 of the Environment Act 1995 for the determination of a set of conditions for planning permission ref 883/40620/109 dated 6 April 1960 for the winning and working of fireclay at Far Shay Farm.	EIA Scoping Opinion Request	Screening/Scoping Opinion Issued	30.12.2009
10/04520/MIN	Submission of a proposed schedule of conditions under the provisions of Section 96 and Schedule 13 of the Environment Act 1995 to reactivate a dormant minerals planning permission for the winning and working of fireclay granted on 6 April 1960	Submission proposed schedule of conditions	Granted	05.04.2011
10/04520/SUB01	Submission of details of fencing, surface water management and noise controls to comply with conditions 4, 16 and 20 of determined set of conditions 10/04520/MIN	Submission of details	Granted	28.06.2011
11/01032/SCO	Request for a scoping opinion under Regulation 10 of the Environmental Impact Assessment Regulations 1999 for the extraction and sale of other mineral reserves, including sandstone, coal and clays, from a dormant fireclay extraction site (the dormant planning permission for the winning and working of Fireclay at Far Shay Farm is currently the subject of a separate determination of conditions application ref. 10/04520/MIN to allow for its reactivation)	EIA Scoping Opinion Request	Screening/Scoping Opinion Issued	21.04.2011
11/02710/FUL	Extraction of other mineral reserves including sandstone, coal and clays, from a permitted fireclay extraction site	Fill planning permission	Granted	26.09.2011

Site Name	The Shay/Soil Hill			
11/02710/SUB01	Submission of details of 10 mph signs and Transportation Policy in relation to the requirements of conditions 27 and 36 of planning permission 11/02710/FUL (extraction of other mineral reserves, including sandstone, coal and clays, from a permitted fireclay extractions site).	Submission of details	Granted	07.11.2011
12/00578/VOC	Variation of conditions 4, 7, 26 and 28 of planning permission 08/06053/FUL to extend the time period allowed for the completion of extraction, infilling and restoration operations from 4 March 2012 to 31 March 2015 and to allow for plant survey, restoration and aftercare details to be approved.	Variation of condition	Granted	06.06.2012
14/00169/SCR	Agricultural improvement by recovery	EIA Screening Request	EIA Not Required	31.01.2014
14/00173/SCR	Extensions and infilling of quarry workings	EIA Screening Request	EIA Not Required	31.01.2014
14/01990/FUL	The extension of the existing clay workings and deposit of inert wastes for use in restoration	Full planning permission	Finally Disposed Of	11.08.2015
14/02315/FUL	Restoration of land through the deposit of inert waste materials for the purposes of agricultural improvement and regarding and restoration of land affected by existing waste deposits	Full planning permission	Granted	22.10.2014
14/02315/SUB01	Application for Prior Written Approval to allow a control cabin, storage cabin and parking area to be developed under the Permitted Development rights set out in Class A of Part 4 of The Town and Country Planning (General Permitted Development) Order 1995, as required by condition 23 of planning permission 14/02315/FUL dated 22.10.2014: 'Restoration of land through the deposit of inert waste materials for the purposes of agricultural improvement and 14egarding and restoration of land affected by existing waste deposits'.	Submission of details	Granted	01.12.2014
14/02315/SUB02	Submission of details to comply with conditions 10, 11, 19, 21 and 29 of permission 14/02315/FUL dated 22.10.14: Restoration of land through the deposit of inert waste materials for the purposes of agricultural improvement and 14e garding and restoration of land affected by existing waste deposits.	Submission of details	Granted	11.03.2015
14/02315/SUB03	Submission of details to comply with condition 26 of permission 14/02315/FUL dated 22.10.14: Restoration of land through the deposit of inert waste materials for the purposes of agricultural improvement and 14 regarding and restoration of land affected by existing waste deposits.	Submission of details	Refused	13.11.2017
14/02315/SUB04	Submission of details as required by condition 26 of permission 14/02315/FUL	Submission of details	Granted	15.03.2018
15/03293/VOC	Minor Material Amendment to planning permission 14/02315/FUL dated 22/10/2014 'Restoration of land through the deposit of inert	Variation of condition	Granted	23.10.2015

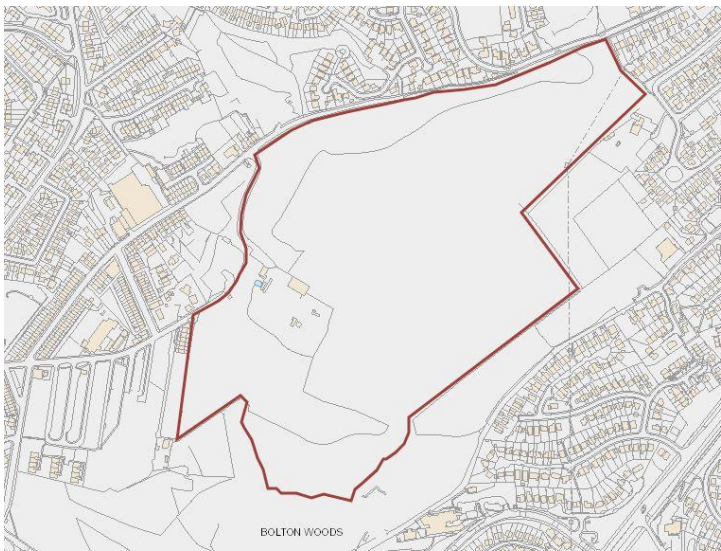

Site Name	The Shay/Soil Hill			
	waste materials for the purposes of agricultural improvement and regrading and restoration of land affected by existing waste deposits' to allow concurrent, temporary ancillary aggregate recycling operations to take place and authorise the use of crushing and screening plant through the variation of condition 24			
17/00605/VOC	Variation of conditions 3, 4, 9, 23, 32, 33, 34, 35 of planning permission 11/02710/FUL "Extraction of other mineral reserves, including sandstone, coal and clays, from a permitted fireclay extraction site" to allow a 4 year extension to the permitted operating period, a 12 metre deepening of part of the quarry base (facilitating the release of an additional 250,000 tonnes of low permeability clays/ mudstone), an equivalent increase in the volume of fill material, waste or soils permitted to be deposited at the site to facilitate its restoration, an increase in the permitted maximum number of HGV movements to and from the site and an extension to the deadline for the submission of a detailed restoration scheme	Variation of condition	Granted	20.04.2017
17/00605/SUB01	Submission of details to comply with condition 26 of permission 17/00605/VOC: Variation of conditions 3, 4, 9, 23, 32, 33, 34, 35 of planning permission 11/02710/FUL "Extraction of other mineral reserves, including sandstone, coal and clays, from a permitted fireclay extraction site" to allow a 4 year extension to the permitted operating period, a 12 metre deepening of part of the quarry base (facilitating the release of an additional 250,000 tonnes of low permeability clays/ mudstone), an equivalent increase in the volume of fill material, waste or soils permitted to be deposited at the site to facilitate its restoration, an increase in the permitted maximum number of HGV movements to and from the site and an extension to the deadline for the submission of a detailed restoration scheme.	Submission of details	Refused	11.11.2017
17/03220/MAF	Revised restoration scheme of former material deposit site	Full planning permission	Pending	-

Action for Local Plan

Recommendation: It is considered that the site identified (The Shay) in the RUDP should be de-allocated as is now longer operational and subject to proposals for its restoration.

Far Shay Farm site is an operational clay extraction site and has a long term planning permission. Therefore, it is considered that it **should** be identified in the Bradford Local Plan and accompanying Policies Map as an operational minerals site.

Bolton Woods Quarry, Bradford

Site Name	Bolton Woods Quarry		
Address	Bolton Hall Road, Bradford, BD2 1BQ		
Operator	Hard York Quarries Ltd Berry & Marshall (Bolton Woods) Ltd	Mineral	Sandstone
RUDP Ref	BN/NR1.1/S/NR1.2	Status	Operational
Start Date	1850	End Date	21.02.2042 (planning permission expiry date)
Reserve	Unknown	Potential Tonnage	Unknown
Map	Aerial Photo		
			

Background/Overview.

Bolton Woods Quarry is located around 2 miles to the north of Bradford City Centre. It occupies an elevated position between Bradford and Shipley. The site is accessed via track running from Bolton Hall Road. There are a number of other roads around the site (Poplars Park Road, Livingstone Road & Wood Lane), which feed in the wider arterial road network (Kings Road, Wrose Road, Gaisby Lane & Canal Road) that provide access to the city centre and further afield.

The quarry is surrounded by residential areas to the north (Brookwater Drive/Bolton Hall Road), south (Wood Lane/Lichfield Mount and Poplars Park Road) east (Livingstone Road/Cheltenham Road). Along the southern edge of the quarry is an area of grassed land between the site and the residential properties on Wood Lane. One the western perimeter there are residential properties at Chestnut Grove. The Canal Road corridor, containing a number of commercial uses is located around 600m to the south west. There are also a number of trees along the north western and western boundaries.

Information suggests that sandstone quarrying at the site commenced during the in the 1850's, producing high quality Yorkstone. However, it has been suggested that it is now coming to the end of its production life. Outline planning permission was granted in January 2020 following the signing of a s106 agreement for 700 dwellings, with accesses demolition of existing site buildings and fixed-surface infrastructure associated with the quarry use. A variation to conditions removed time limits imposed as part of the original planning permission was approved in May 2020. Condition 17 of the latest permission (May 2020) requires the developer/applicant demonstrate that there are no remaining viable stone reserves within the quarry, before development commences.

Site Name	Bolton Woods Quarry			
Planning				
Policy (Existing RUDP/Area Action Plan)				
<p>The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – Policy BN/NR1.1: Bolton Woods Quarry & S/NR1.2: Bolton Woods (south) Quarry. Policy BN/NR3 allows for the extension of the quarry to safeguard the mineral resources present, whilst Policies BN/NR4 & S/NR4 seek to ensure that the residential area surrounding the quarry does not impact on adjacent residential areas.</p> <p>It is also identified as an allocation for residential development with small scale retail and commercial uses in the Shipley and Canal Road Corridor Area Action Plan (SCRC AAP) for around 1,000 dwellings – policy BWQ1.</p>				
Constraints				
<p>The site is located with a built up with residential development on three sides. The main constraints/issues that affect the site are:</p> <ul style="list-style-type: none"> • Presence of Grade II* Listed Buildings (Bolton Old Hall & Bolton Old Hall Cottage), adjacent to the eastern boundary • Electricity transmission line running across the eastern section • Public Right of Way running along southern boundary of the site • Areas of natural/semi-natural green space around the southern, eastern and northern boundaries. • Priority habitat (Deciduous woodland – broadleaved) adjacent the western edge 				
Planning Applications				
Reference	Description	Type of Planning App/Permission	Status	Permission Date
56/10100	Mineral working	Planning permission	Granted	25.07.1956
74/00462/FUL	Amended access quarry	Full planning permission	Granted	26.06.1974
74/02252/FUL	Quarry offices	Full planning permission	Granted	22.07.1974
78/07751/FUL	Use of land as a builders yard	Full planning permission	Refused	29.11.1978
81/01778/FUL	To quarry stone and sand	Full planning permission	Withdrawn	
97/02719/MIN	Application for determination of conditions for mineral site	Determination of conditions	Granted	30.03.2000
97/02719/SUB01	Submission of details of a scheme of working and a scheme of boundary treatments to satisfy the requirements of conditions 3 and 21 of the set of conditions determined for the site by the Secretary of State under the Provisions of the Environment Act 1995, on 23 September 2002	Submission of details	Granted	19.03.2013
00/00089/APPC ON	Appeal against conditions imposed by permission 97/02719/MIN	Appeal	Appeal Allowed	29.09.2002
06/00352/FUL	Recycling of inert construction, demolition and excavation waste for secondary aggregate and soil making material	Full planning permission	Refused	09.02.2007
08/00835/FUL	Recycling of inert construction, demolition and excavation waste for secondary aggregate and soil making material	Full planning permission	Refused	29.09.2008
13/00234/SCO	New Bolton Woods EIA Scoping request [partially affects the quarry buffer zone]	EIA Scoping Opinion Request	Screening/Scoping Opinion Issued	18.03.2014
14/04818/MAF	A hybrid application for full planning permission for the demolition of buildings and principal	Full & Outline planning permission	Granted	12.10.2016

Site Name	Bolton Woods Quarry			
	means of access from Canal Road; and outline planning permission (with all matters reserved except for means of access) for a residential led mixed-use development comprising residential (use class C3), a new local centre (use classes A1, A2, A3, A4 and A5), retirement (C2), primary school (D1), creche/nursery (D1), health centre (D1), leisure uses (D2), petrol station and car showroom (suis generis), 3G sports pitch and associated open space and infrastructure [only partial affects the quarry buffer zone]			
15/06249/MAO	Outline application for residential development of up to 700 dwellings (C3 use) with means of access; demolition of site buildings and fixed-surface infrastructure associated with existing use	Outline planning permission	Granted (subject to S106 agreement)	17.01.2020
16/01511/SCR	Screening opinion for residential development of up to 700 dwellings (C3 use) with means of access, including demolition of site buildings and fixed surface infrastructure associated with existing use	EIA Screening Opinion	EIA Not Required	15.03.2018
20/01154/VOC	Removal of conditions 1 (time limit) and 2 (time limit) of planning approval 15/06249/MAO	Variation of Condition	Granted	26.05.2020
20/02433/VOC	Variation of Condition 23 of Application Reference Number: 97/02719/MIN. First line of condition 23 be varied to read as follows: No later than 26th May 2025 a low level restoration scheme for the site shall be submitted to the Mineral Planning Authority for its written approval. The scheme shall include. (The remaining wording of Condition 23 can remain as is)	Variation of Condition	Granted	29.09.2020



Action for Local Plan

Recommendation: Bolton Woods Quarry is an operational mineral extraction site with a viable resource, as well as a planning permission that requires extraction to cease in February 2042. It is noted this site has an extant outline planning permission for residential development for up 700 dwellings (granted in 2020), with reserved matters still to be submitted. Policy BWQ1 in the Shipley and Canal Road Area Action Plan, states that any proposals for the redevelopment of the site should provide for the prior extraction of any remaining high quality stone reserves, and demonstrate it would not be affected by any unacceptable land stability risks. Condition 17 of the most recent planning permission states that prior to the commencement of development it shall be demonstrated that there are no remaining viable stone reserves.

It is considered that the site whilst being identified as a proposed housing allocation, it **should** also be identified as a safeguarded minerals site in the Local Plan and on the accompanying Policies Map.

Fagley Quarry, Bradford

Site Name	Fagley Quarry	Address	Fagley Lane, Bradford
Operator	Hard York Quarries Ltd	Mineral	Sandstone
RUDP Ref	BN/NR1.2	Status	Operational
Start Date	1800s	End Date	21.02.2042 (based on last minerals permission)
Reserve	Unknown	Potential Tonnage	Unknown

Map	Aerial Photo
	

Background/Overview.

Fagley Quarry is located around 3km to the north east of Bradford City Centre, adjacent to the Fagley and Ravencliffe areas of city. The site is surrounded by a mixture of residential development and open space, and is accessed from Fagley Lane, which in turn leads to Harrogate Road.

Sandstone extraction commenced around 150 years ago. The most recent minerals planning permission stated that extraction should cease on or before February 2042. However, it is understood the site has not been operational for some time, and that any reserves were close to being exhausted.

Outline planning permission (14/00208/MAO) was granted in April 2015 for a mixed use scheme of up to 600 dwellings including detailed means of access with ancillary local centre (Uses A1 to A5 up to 2,000 sq m gross), demolition of onsite buildings, a nursery (D1 Use) and fixed surface infrastructure associated with existing uses. A reserved matters application was submitted for the site occupied by the quarry for 311 dwellings in February/March 2018 and subsequently granted in August 2018.

As part of the outline planning permission the following condition was included in order to ensure that former quarried area was properly restored in accordance with the relevant quarrying permission: *“Unless otherwise agreed in writing by the Local Planning Authority, no works shall take place in connection with the construction of the dwellings or associated infrastructure hereby approved, within the area covered by planning permission 11/00473/MVC (or any relevant subsequent planning permission for the working and restoration of the Radfield and Fagley Quarry areas) until written confirmation has been received from the Local Planning Authority that the restoration of the Radfield and Fagley Quarry areas has been satisfactorily completed”.*

Planning

Policy (Existing RUDP)

Site Name	Fagley Quarry	Address	Fagley Lane, Bradford		
The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – Policy BN/NR1.2: Falgey Quarry . It is also in an area allocated as a Mixed Use Area under policies UR7 and BN/UR7.2: Fagley .					
Constraints					
The site was the subject of a planning application for residential development and subsequent reserved matters applications, which addressed the relevant constraints.					
Planning Applications					
Reference	Description	Type of Planning App/Permission	Status	Permission Date	
92/01616/FUL	Mineral working	Full planning permission	Granted	19.05.1992	
96/01394/FUL	Inclusion on first list	Full planning permission	Refused	16.05.1996	
96/01395/FUL	Inclusion on first list	Full planning permission	Refused	12.06.1996	
97/00217/OTH	Application for determination of conditions	Other	Granted	28.04.1997	
98/02529/FUL	The continuation of quarrying sandstone	Full planning permission	Granted	31.07.2000	
04/05097/MVC	Variation of conditions 5, 7, 8 and 16 to 19 of 98/02529/FUL	Variation of condition	Granted	19.05.2005	
10/03558/MVC	Variation of condition 16 of planning permission 98/02529/FUL (as previously varied under decision notice 04/05097/MVC, dated 19 May 2005), to allow the continued use of the area shaded orange on drawing FAG.01 for the disposal of quarry fines and storage of stone blocks for a further 32 years until 21 February 2042.	Variation of condition	Refused	03.09.2010	
11/00473/MVC	Variation of condition 16 of planning permission 04/05097/MVC, dated 19 May 2005, to allow the continued use of the area shaded orange on drawing FAG.01 for the storage of stone blocks for a further 5 years and disposal of quarry fines for a further 9 years until 31 December 2019	Variation of condition	Granted	05.04.2011	
11/00473/SUB01	Submission of a scheme for the improvement of Public Footpath 219 for approval in accordance with the requirements of condition 21 of Planning Permission referenced 11/00473/MVC	Submission of details	Granted	30.09.2011	
11/00473/SUB02	Request for approval under condition 11 of planning permission 11/00473/MVC for the use of low explosive black powder at the site for the purposes of loosening blocks of stone prior to extraction and splitting extracted stone blocks into smaller sized blocks	Submission of details	Granted	28.01.2013	
14/00208/MAO	Outline application for residential (C3) use for up to 600 dwellings including detailed means of access with ancillary local centre (Uses A1 to A5 up to 2,000 sq m gross), demolition of onsite buildings, a nursery (D1 Use) and fixed surface infrastructure associated with existing uses.	Outline planning applications	Granted (subject to S106 agreement)	01.04.2015	

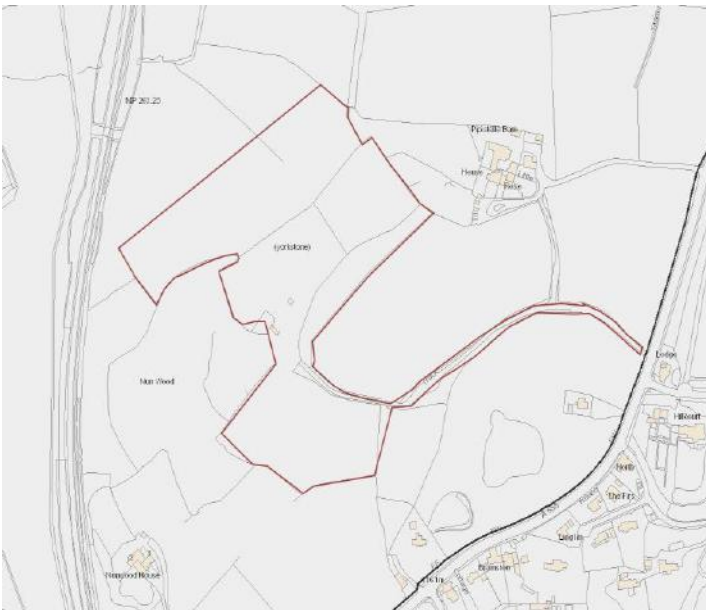
Site Name	Fagley Quarry	Address	Fagley Lane, Bradford		
14/00208/SUB01	Submission of details to comply with Conditions 1 to 7, 9 to 18 and 20 to 31 of permission 14/00208/MAO	Submission of details	Granted	12.09.2019	
18/00897/MAR	Reserved matters application for the construction of 311 dwellings approved by outline permission 14/00208/MAO requesting consideration of access, appearance, landscaping, layout and scale	Reserved Matters	Granted	23.08.2018	
18/00897/SUB01	Submission of details required by Conditions 3 (Management and Maintenance Agreement), 5 (Landscaping), 6 (Boundary Treatments), 8 (Bin Location) and 9 (Ground Levels) of permission 18/00897/MAR.	Submission of details	Partially Granted	05.03.2019	
18/01127/MAR	Reserved matters application for 278 dwellings (Site B) approved by outline permission 14/00208/MAO requesting consideration of access, appearance, landscaping, layout and scale	Reserved Matters	Granted	23.08.2018	
18/01127/SUB01	Submission of details required by condition 1-8 (access, maintenance, landscaping, boundary treatments, surface treatment) of planning permission 18/01127/MAR	Submission of details	Partially Granted	05.03.2019	
18/01127/NMA01	Non material amendment to planning permission 18/01127/MAR: to include addition of condition listing plans to be adhered to	Non-Material Amendment	Granted	15.01.2019	
18/03106/VOC	Variation of condition 4, 12, 13, 14, 15, 17, 26, 27, and, 30 of planning permission 14/00208/MAO with regard to amendments to the phasing of the development and associated works.	Variation of condition	Granted (Subject to S106 agreement)	15.11.2018	
18/03106/SUB01	Submission of details required by conditions 4, 5, 6, 9, 12, 15, 16, 17, 20, 21, 22, 25, 26, 28, 29, and, 30 of planning permission 18/03106/VOC	Submission of details	Partially Granted	05.04.2019	
18/03106/SUB02	Submission of details required by condition 11, 12, 13, 16, 17 and 29 (highways, access, surfacing, site management and environmental management plan) of planning permission 18/03106/VOC.	Submission of details	Granted	26.02.2019	
18/03106/SUB03	Submission of details required by conditions 2 (reserved matters) 3 (landscaping) 4 (phase 2) 5 (phase 2) 6 (remediation strategy) 7 (remediation verification report) 8 (remediation works) 9 (methodology) 10 (quarry) 14 (visibility splay) 15 (parking) 18 (highway) 19 (travel plan) 20 (materials) 21 (drainage) 22 (drainage) 23 (drainage) 24 (drainage) 25 (archaeology) 26 (trees) 27 (construction hours) 28 (EVCPs) and 30 (design) of planning permission 18/03106/VOC.	Submission of details	Partially Granted	05.03.2019	
18/03106/NMA01	Non-material amendment to planning approval 18/03106/VOC to provide on bay window on the rear elevation of plots K10, K11, K14, K15,	Non-Material Amendment	Granted	29.07.2019	

Site Name	Fagley Quarry	Address	Fagley Lane, Bradford		
	K46, K47, K55, K56, K282, K303, K310 and K311				
19/01127/VOC	Variation of condition 8 to to amend approved plans of planning approval 18/01127/MAR	Variation of condition	Granted		15.04.2019
19/01127/NMA01	Non-material amendment to planning permission 19/01127/VOC to include: Plot 164 handed to position the driveway onto the highside of the property (in line with recommendations from the NHBC). Turning head by plots 181 and 187 to be extended slightly. House types amended to hipped roof style and garage to plot 180 to be removed.	Non-Material Amendment	Granted		02.07.2019
Action for Local Plan					
<p>Recommendation: It is noted this site has an extant planning permission for residential development for up to 600 dwellings, and reserved matters applications have been submitted and granted. Accordingly, the site is considered to be a committed housing site (see Bradford Local Plan: Preferred Options – Appendix 12).</p>					

Apperley Lane Quarry, Apperley Bridge

Site Name	Apperley Lane Quarry (also known as Rawdon Quarry)	Address	Apperley Lane, Apperley Bridge, Bradford, LS19 7EG
Operator	C. Russell Stone Merchants (Yorks) Ltd	Mineral	Sandstone
RUDP Ref	BN/NR1.3	Status	Operational
Start Date	Circa 1930	End Date	31.12.2032 (Extraction)
Reserve	Unknown	Potential Tonnage	4,000 tonnes per annum

Map	Aerial Photo
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Background/Overview.

Apperley Lane (Rawdon) Quarry is located on the north west side of Apperley Lane (A658), north of Apperley Bridge and south west of the centre of Rawdon. It is approximately 7km north east of the centre of Bradford and 11km north west of the centre of Leeds. The site accessed via track from the A658, whilst Apperley Bridge station is 680m to the south west.

The site is surrounded by a mixture of tree, woodland and agricultural fields. The area to the west of the site

The supporting statement submitted as part of planning application 17/01310/MAF suggests that quarrying has been taking place at the site since 1930, whilst the Geological Assessment suggested that it has been operating intermittently since 1851. The same assessment suggests that there are 30,000m³ of workable sandstone resource within the quarry extension. The products to be extracted include dimension block stone, flags and walling for use in local construction and landscaping. The annual rate of work is assessed at 4,000 tonnes/2,000m³ per annum.

The most recent planning permission (17/01310/MAF), extends the quarry area to the north west. This permission states that extraction should cease and plant be removed by 31.12.2032. A restoration/aftercare scheme is to be submitted to the council not later than 31.12.2025.

Planning

Policy (Existing RUDP)

The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – **Policy BN/NR1.3: Apperley Lane Quarry**. It is also within an area of search for minerals – **policy BN/NR5.1: Little London** and in an area allocated as Green Belt – **Policy GB1**. Land adjacent to the quarry (west) is designated as site of local conservation importance (former Bradford Wildlife Area) – **policy BN/NE9.11: Nan Wood, Esholt**

Site Name	Apperley Lane Quarry (also known as Rawdon Quarry)	Address	Apperley Lane, Apperley Bridge, Bradford, LS19 7EG
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Constraints

The site is located in the Green Belt; however under the NPPF mineral extraction is considered a suitable use as they can only be worked where they exist. The other main constraints include:

- Listed Building (Grade II) complex known as Crow Trees Farm is located adjacent to the north eastern section of the site
- Ancient Woodland (Nun Wood) is located adjacent to the western edge of the quarry. This area is also identified as being part of the district's woodland habitat network and a priority habitat (Deciduous Woodland – Broadleaved). In addition, it is a Local Wildlife Site.
- Former landfill site includes part of the quarry site.
- Within 7km buffer of SPA/SAC – potential recreational impacts
- Within SSSI impact zone – minerals development may have an impact.
- Small areas of surface water flooding identified within the existing quarry area.

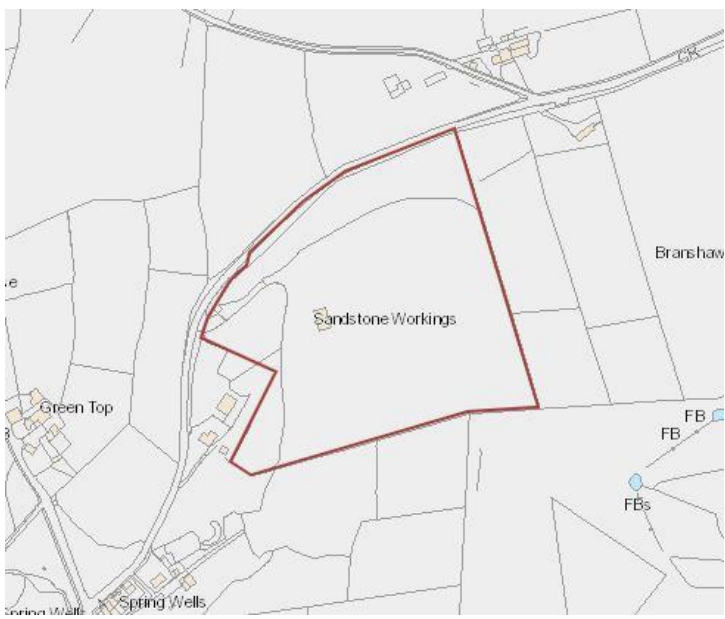

Planning Applications

Reference	Description	Type of Planning App/Permission	Status	Permission Date
75/02143/FUL	Extension to quarry	Full planning permission	Granted	13.08.1975
76/04852/FUL	Extension to quarrying	Full planning permission	Granted	23.09.1976
96/02432/FUL	Quarry extension	Full planning permission	Withdrawn	22.11.1996
97/02001/FUL	Quarry extension	Full planning permission	Granted	07.04.1998
99/02900/ADV	Moveable double sided advertising board sign	Advertisement Consent	Refused	14.12.1999
01/04027/FUL	Extension of quarry area	Full planning permission	Granted	25.07.2002
03/02974/VOC	Amendment to size of vehicle parking, turning and storage area under condition 8 of permission 01/04027/FUL	Variation of condition	Granted	04.11.2003
04/02558/FUL	Provision of area for the storing, sorting and dressing of demolition stone	Full planning permission	Granted	27.10.2004
10/05231/FUL	Continued quarrying of sandstone, followed by restoration through backfilling of mineral waste and deposit of imported infill material, and also the continued recycling of imported demolition stone, for a further temporary period with restoration by 30 April 2018	Full planning permission	Granted	01.12.2011
12/02598/VOC	Variation of condition 10 of planning permission 10/05231/FUL to allow screening plant to be operated at the site.	Variation of condition	Granted	15.08.2012
12/02598/SUB01	Submission of details to comply with condition 17 (site restoration) of permission 12/02598/VOC (Variation of condition 10 of planning permission 10/05231/FUL to allow screening plant to be operated at the site)	Submission of details	Granted	21.04.2015
15/01607/VOC	Variation of condition 2 of planning permission ref. 12/02598/VOC 'Continued quarrying of sandstone, followed by restoration through backfilling of mineral waste and deposit of imported infill material, and also the continued recycling of imported demolition stone, for a further temporary period with restoration by 30 April 2018' to	Variation of condition	Granted	12.08.2015

Site Name	Apperley Lane Quarry (also known as Rawdon Quarry)	Address	Apperley Lane, Apperley Bridge, Bradford, LS19 7EG		
	allow the development of a fenced site compound, hard standing and additional cabin/ containers				
17/01310/MAF	Quarry extension	Full planning permission	Granted		09.11.2017
17/01310/SUB01	Submission of details as required by condition 21 (hydrogeological impact assessment of permission 17/01310/MAF)	Submission of details	Granted		02.03.2018
Action for Local Plan					
<p>Recommendation: Apperley Lane Quarry is an operation mineral extraction site, with a planning permission that requires extraction to cease in December 2032. As such it is likely to be in operation through part of the Bradford Local Plan period. Therefore, it is considered that it should be identified in the Bradford Local Plan: Preferred Options and on accompanying Policies Map as an operation/permitted minerals site.</p>					

Branshaw Quarry, Oakworth

Site Name	Branshaw Quarry	Address	Holme House Lane, Oakworth, Keighley, BD22 0FD
Operator	Ashlar Stone Products	Mineral	Sandstone
RUDP Ref	K/NR1.1	Status	Operational
Start Date	1850s	End Date	2042
Reserve	Unknown	Potential Tonnage	Unknown

Map	Aerial Photo
	

Background/Overview.

Branshaw Quarry is an operational sandstone extraction site, located 1km to the west of Keighley and around 850m to the north of Oakworth. The hamlets of Goose Eye and Laycock (both washed over settlements in the Green Belt) are located 450m and 700m to the north respectively. The nearest area of residential area is the hamlet of Holme House, 240m to the west. The quarry is located on the south side of the North Beck valley. The site bounded to the west and north by wooded area and Holme House, with agricultural land to the south and east. 2 residential properties adjoin the western edge, whilst Branshaw Golf Course is to the south east.

Quarry workings have been present on the site since at least 1850 and the land to the west and south-west of the current quarry void comprises restored former quarrying workings. The sandstone extracted is used in construction and hard landscaping projects include the new builds, refurbishments and conservation work.

The site is the subject of two planning permissions – one for the extraction of sandstone and one for the processing of stone in a building – granted in 2013 & 2014 respectively, both of which have an end date of 31st December 2020. The operator has submitted further applications to seek an extension to time to extend the quarry and saw shed life to 31st December 2030 (an extension of 10 years) and to vary the hours of operation as well as an extension to the saw shed. The former application was withdrawn.

It should be noted that this site is a ROMP (Review of Old Mineral Permission) site, as such it has an end date of 2042.

Planning

Policy (Existing RUDP)


The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – **Policy K/NR1.1: Branshaw Quarry**. It is also in an area allocated as Green Belt – **Policy GB1**

Site Name	Branshaw Quarry	Address	Holme House Lane, Oakworth, Keighley, BD22 0FD	
Constraints				
The principle constraints associated with the site include:				
<ul style="list-style-type: none"> • Green Belt • Within Worth & North Beck Landscape Character Area – upland pasture landscape type • Limited areas of Surface Water Flooding within the existing quarry area • Adjacent to (north east of) area of grassland habitat network. • Within 7km buffer of SPA/SAC • Within SSSI impact zone 				
Planning Applications				
Reference	Description	Type of Planning App/Permission	Status	Permission Date
55/XXXXX/FUL	Quarrying of sandstone (KE/1992)	Full planning permission	Granted	18.11.1955
81/04364/FUL	Tipping of tyres	Full planning permission	Withdrawn	-
81/07197/FUL	Proposed tipping	Full planning permission	Granted	17.11.1981
94/01869/COU	Concurrent use of operational quarry for storage of imported stones to sawn at Ashlar Stone Products, Manywells Industrial Estate, Cullingworth	Change of use	Granted	28.03.1995
97/00796/VOC	Extension of temporary permission for concurrent use of existing quarry for storage of imported stone blocks.	Variation of condition	Granted	10.09.1997
98/00972/MIN	Determination of conditions to quarry sandstone	Determination of conditions	Granted	28.08.1998
13/00293/MIN	Submission of a proposed schedule of conditions under the provisions of paragraph 6 of Schedule 14 of the Environment Act 1995 in connection with the first periodic review of planning permission ref. KE/1992, for the quarrying of sandstone, granted on 18 November 1955	Submission of conditions	Granted	18.03.2013
14/00464/FUL	Stone cutting shed	Full planning permission	Granted	24.04.2014
14/00464/SUB01	Submission of details to comply with conditions 5, 11, 13, 14 and 15 of permission 14/00464/FUL dated 24.04.14: Stone cutting shed at Branshaw Quarry	Submission of details	Granted	07.07.2014
20/01020/VOC	Variation of condition 3 (timeframe) and condition 26 (restoration) of Application Reference Number: 13/00293/MIN An extension of time to 31 December 2030 to extract the remaining mineral reserves and restore the land	Variation of conditions	Withdrawn	08.07.2020
20/01021/VOC	Variation of Conditions 2 (timeframe) and 10 (working hours) of Application Reference Number: 14/00464/FUL An extension of time to 31 December 2030 to extract the remaining mineral reserves and restore the land and to vary working hours to Monday to Friday 0700	Variation of conditions	Granted	04.11.2020

Site Name	Branshaw Quarry	Address	Holme House Lane, Oakworth, Keighley, BD22 0FD		
	hours to 1900 hours, Saturday 0800 to 1300 hours				
20/01240/MAF	Extension to existing building	Full planning permission	Granted	04.11.2020	
Action for Local Plan					
<p>Recommendation: Branshaw Quarry is an operational mineral extraction site and has been identified as having a planning permission that requires extraction to cease in 2042. Therefore, it is considered that it should be identified in the Bradford Local Plan: Preferred Options and on the accompanying Policies Map as an operational and/or committed minerals site.</p>					

Hainworth Shaw Quarry, Hainworth Shaw, Keighley

Site Name	Hainworth Shaw Quarry	Address	Shaw Lane, Hainworth Shaw, Keighley, BD21 5QR
Operator	A. Bailey	Mineral	Sandstone
RUDP Ref	K/NR1.2	Status	Operational
Start Date	1894	End Date	21.02.2042 (Extraction) 21.02.2043 (Restoration)
Reserve	Unknown	Potential Tonnage	Unknown

Map	Aerial Photo
	

Background/Overview.

Hainworth Shaw Quarry is an operational sandstone extraction site, located around 1km to the south east of Keighley and 1.4km to the north west of Harden as well as 550m to the east of the hamlet of Hainworth (a washed over settlement in the Green Belt). The site is bounded to the west by Shaw Lane, which forms the road between Keighley and Cullingworth, whilst the eastern boundary is formed by a Public Right of Way – a Bridleway (Bingley 108). The northern boundary consists of Back Shaw Lane, which provides access to several farm complexes. A Listed Building (Grade II) (Guidestone North West of The Guide Inn) is immediately adjacent to the southern-most point of the quarry. Harden Moor and Deepcliffe Wood Local Wildlife Site is situated to the east, beyond the adjacent to bridleway.

Historic land use mapping suggest quarrying commenced on the southern and northern portions of the site in the mid-1890s, which joined together over the years. A review of the planning conditions attached to the site (granted in 2000) states that extraction should cease at the site on 21st February 2042, with restoration to take place by 21st February 2043.

Planning

Policy (Existing RUDP)

The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – **Policy K/NR1.2: Hainworth Shaw Quarry**. It is also in an area allocated as Green Belt – **Policy GB1**

Constraints

Site Name	Hainworth Shaw Quarry	Address	Shaw Lane, Hainworth Shaw, Keighley, BD21 5QR
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The principle constraints associated with the site include:

- Green Belt
- Listed Building (Grade II) located adjacent to southern boundary of the quarry
- Class II Archaeological site located adjacent to northern boundary
- Adjacent to (west of) Local Wildlife Site (Haden Moor & Deepcliffe Wood)
- Limited areas of surface water flooding identified within the existing quarry site
- Adjacent to (west of) area that forms part of the district's heathland habitat network
- Adjacent to (west of) area of priority habitat (upland heath)
- Within Wilsden Landscape Character Area – Gritstone moorland landscape type
- Public Right of Way (Bridleway – Bingley 108) runs alongside the eastern boundary of the site.
- Within 7km buffer of SPA/SAC

Planning Applications

Reference	Description	Type of Planning App/Permission	Status	Permission Date
79/09055/FUL	Erection of crusher plant	Full planning permission	Granted	15.02.1980
92/01937/REN	-	-	-	-
00/02767/MIN	Review of planning conditions attached to mineral extraction permission	Review of conditions	Granted	17.12.2000

Action for Local Plan

Recommendation: Hainworth Shaw Quarry is an operational mineral extraction site has a planning permission that requires extraction to cease in February 2042 (extraction) with restoration expected by February 2043. Therefore, it is considered that it **should** be identified in the Bradford Local Plan: Preferred Options, and on the accompanying Policies Map as an operational/permitted mineral site.

Nab Hill Quarry, Oxenhope

Site Name	Nab Hill Quarry	Address	Cold Edge Road, Oxenhope, Keighley
Operator	G. Farrar Quarries	Mineral	Sandstone
RUDP Ref	K/NR1.3	Status	Disused
Start Date	1840s	End Date	Unknown
Reserve	Unknown	Potential Tonnage	Unknown

Map	Aerial Photo

Background/Overview.

Nab Hill Quarry forms part of a complex of small quarries (Delphs) situated in open moorland straddling the local authority boundary between the Bradford and Calderdale areas, around 2km to the south of Oxenhope, 3km to the west of Denholme and 5km to the north west the Halifax urban area (Mixenden and Illingworth). Warley Moor Reservoir is around 500m to the south west. Ovenden Moor wind farm is around 450m to the south. Access is from Cold Edge Lane/Nab Hill Lane, a narrow road that runs between Oxenhope and Halifax.

Sandstone extraction commenced during the 1800s with the stone being used in the local construction. Permission was granted in 1983 for sandstone extraction and subsequent backfilling of the quarry. A renewal of 1986 application was granted in February 1994 for the extraction and working of stone. Further applications were submitted in 2003 and 2004 to extend the operation life of the quarry, however both were withdrawn in March and December 2004, respectively.

Aerial photography suggests that the site has been disused for a number of years.

Planning

Policy (Existing RUDP)

The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – **Policy K/NR1.3: Nab Hill**. It is also within a Site of international Importance (South Pennine Moors Special Protection Area) under **policies NE7 and K/NE7.1: South Pennine Moors** as well as being allocated as Green Belt – **Policy GB1**

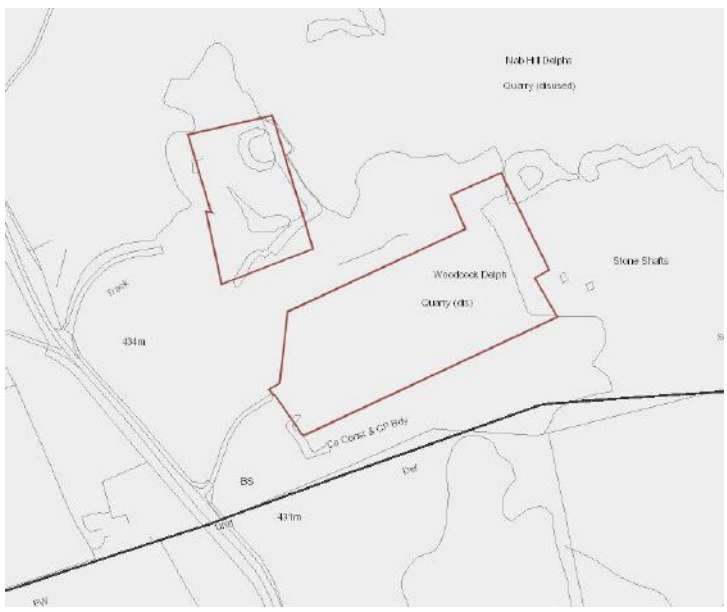

Constraints

The site is located within the South Pennine Moors SPA as well as being within South Pennines SSSI. It is also within the Green Belt. The whole area is identified as a priority habitat (upland heath) and part of the district's heathland and acid grassland habitat network. Limited areas of surface water flooding are identified within the quarry void. It is located with the Pennine Upland Landscape Character Area – Gritstone moorland landscape type.

Site Name	Nab Hill Quarry	Address	Cold Edge Road, Oxenhope, Keighley		
Planning Applications					
Reference	Description	Type of Planning App/Permission	Status	Permission Date	
83/05739/FUL	Stone extraction and back fill-in	Full planning permission	Granted	26.10.1983	
93/02985/REN	Renewal of application 86/06/05739 for the extraction and working of stone	Renewal of planning permission	Granted	22.02.1994	
03/05802/VOC	Variation of condition 2 of application 93/6/02985 in order to extend time of expiry	Variation of condition	Withdrawn	22.03.2004	
04/01368/MVC	Variation of condition 2 of 93/6/02985 to extend period of quarrying stone to 31 January 2006	Variation of condition	Withdrawn	16.12.2004	
Action for Local Plan					
<p>Recommendation: Nab Hill Quarry has not been worked in a number of years. There is no available evidence that the site has an extant planning permission for mineral extraction. Therefore, it is considered that it should not be identified in the Bradford Local Plan: Preferred Options and on accompanying Policies Map as an operational/permitted mineral extraction site.</p>					

Woodcock Delph Quarry, Oxenhope

Site Name	Woodcock Delph Quarry	Address	Cold Edge Road, Oxenhope, Keighley
Operator	G. Farrar Quarries	Mineral	Sandstone
RUDP Ref	K/NR1.4	Status	Disused
Start Date	1840's 1997 (re-opening)	End Date	01.05.2007 (re-opening)
Reserve	Unknown	Potential Tonnage	Unknown

Map	Aerial Photo
	

Background/Overview.

Woodcock Delph Quarry forms part of a complex of small quarries (Delphs) situated in open moorland straddling the local authority boundary between the Bradford and Calderdale areas, around 2km to the south of Oxenhope, 3km to the west of Denholme and 5km to the north west the Halifax urban area (Mixenden and Illingworth). Warley Moor Reservoir is around 500m to the west. Ovenden Moor wind farm is to the south. Access is from Cold Edge Lane/Nab Hill Lane, a narrow road that runs between Oxenhope and Halifax.

Sandstone extraction commenced during the 1840s with the stone being used in the local construction. Permission was granted in 1997 to re-open the quarry in order continue sandstone extraction. Permission was granted for small extension at the north east corner of the site in April 1999. These planning permissions stated that extraction should cease no later than 1st May 2007 with restoration to be completed by 1st May 2008. It is not clear whether these conditions have been complied with. Aerial photography suggests that the site has been disused for a number of years.

Planning

Policy (Existing RUDP)

The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – **Policy K/NR1.4: Woodcock Delph Quarry**. It is also within a site of international Importance for nature conservation (South Pennine Moors Special Protection Area) under **policies NE7 and K/NE7.1: South Pennine Moors** as well as being allocated as Green Belt – **Policy GB1**



Constraints

The site is located within the South Pennine Moors SPA as well as being within South Pennines SSSI. It is also within the Green Belt. The whole area is identified as a priority habitat (upland heath) and part of acid grassland habitat network. Mapping shows some potential former mine workings.

Site Name	Woodcock Delph Quarry	Address	Cold Edge Road, Oxenhope, Keighley	
Planning Applications				
Reference	Description	Type of Planning App/Permission	Status	Permission Date
96/02106/FUL	Re-opening of quarry	Full planning permission	Granted	09.05.1997
97/01924/FUL	Extension of quarry	Full planning permission	Granted	22.04.1999
Action for Local Plan				
<p>Recommendation: Woodcock Delph Quarry has not been worked in a number of years. Based on the most recent planning permission, it is suggested that this has now expired. Therefore, it is considered that it should not be identified in the Bradford Local Plan: Preferred Options and on accompanying Policies Map as an operational/permitted mineral extraction site.</p>				

Naylor Hill Quarry, Oxenhope

Site Name	Naylor Hill Quarry	Address	Naylor Hill, Blackmoor Road, Oxenhope, Keighley, BD22 9SU
Operator	Dennis Gilson & Son (Haworth) Ltd	Mineral	Sandstone
RUDP Ref	K/NR1.5	Status	Operational
Start Date	Unknown	End Date	30.04.2040 (Mineral Extraction) 30.04.2042 (Equipment removal and restoration)
Reserve	Unknown	Potential Tonnage	500,000 tonnes (extension to quarry)

Map	Aerial Photo
	

Background/Overview.

The site is an active sandstone quarry covering approximately 6.1 ha, situated on the western edge of Brow Moor overlooking the village of Haworth. The quarry includes relatively large saw sheds, and items of fixed and mobile plant. The most recent planning permission will extend the quarry by 1.2ha as well as the deepening of the existing operation area by 15 metres.

Land to the east and north of the quarry is open moorland. Land to the south and south east is upland pasture farmland interspersed farm houses. Screening soil bunds are situated adjacent to the southern, eastern and northern quarry faces. The settlement of Haworth is situated to the north-east of the quarry with the centre of the village approx. 0.6 km distant, at approximately 100m lower elevation.

Access to the site is from Black Moor Road which runs parallel to the western boundary of the site. The nearest residential dwelling is a property built within the restored are of the quarry and occupied by the applicant. The next nearest dwellings are 45m to the south east, Hawkcliffe Farm approx. 100m west, Upper Naylor Farm approx. 150m south and Moor End Farm approx. 140m north west.

Site Name	Naylor Hill Quarry	Address	Naylor Hill, Blackmoor Road, Oxenhope, Keighley, BD22 9SU	
The most recent (2018) planning permission states that extraction operations shall cease not later than 30th April 2040 with the site being cleared and restored no later than 30th April 2042. An application for consent to carry out restricted works on Common Land made under section 38 of the Commons Act 2006 was refused by an Inspector in December 2019.				
Planning				
Policy (Existing RUDP)				
The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – Policy K/NR1.5: Naylor Hill Quarry . It is also located with a Minerals Area of Search under policies NR5 and K/NR5.5: Haworth . The site is also identified as part of Site of Local Conservation Importance (Bradford Wildlife Area) under policies NE9 and K/NE9.23 Brow Moor as well as being allocated as Green Belt – Policy GB1 Call for Sites - The site was proposed as a potential site allocation (extension to the existing quarry), as well as a broader area around the quarry for safeguarding, as part of the responses receiving during the Issues and Options consultation on the Allocations DPD (2016). This would appear to be consistent with extension proposed as part of planning application (18/03635/FUL) Reference: 1571				
Constraints				
The key constraints associated with this site include: <ul style="list-style-type: none"> • Green Belt • Surface water flooding – some areas identified within the existing quarry site. • Agricultural land classification – mostly Grade 5 • Green infrastructure – within Worth GI corridor • Habitat Network – within H9, H12 heath and mire, acid grassland habitat network. • Priority Habitat – within and adjacent to area of upland heath priority habitat • Landscape – within Pennine Upland character area – Gritstone moorland landscape type. • Local Wildlife Site – within and adjacent to the Local Wildlife Site (Brow Moor) • Public Right of Way – Footpaths (Keighley 160 & 162) run along the southern and eastern boundaries of the site. • Within 2.5km buffer of SPA/SAC • Within SSSI impact zone – potential impacts from mineral developments. Consultation required with Natural England 				
Planning Applications				
Reference	Description	Type of Planning App/Permission	Status	Permission Date
47/00583/FUL	To carry out surface mineral working (KE589)	Full planning permission	Granted	21.03.1951
75/07791/FUL	Erection of buildings – septic tank	Full planning permission	Granted	28.05.1976
76/00435/FUL	Extension of quarrying	Full planning permission	Refused	28.05.1976
80/01461/FUL	Increase in extent of quarrying operations	Full planning permission	Granted	07.12.1982
83/04031/FUL	Extension and septic tank	Full planning permission	Granted	26.09.1983
84/03932/FUL	Erection of sub-station	Full planning permission	Granted	15.08.1984
86/05950/FUL	Extension of quarry working	Full planning permission	Pending	13.01.1988
88/05031/COU	Construction of a house	Change of use	Pending	13.03.1991
90/04000/FUL	Erection of windmill generator and tower	Full planning permission	Granted	29.01.1991
92/02632/FUL	Erection of wind generator and tower	Full planning permission	Granted (subject to S106 agreement)	22.04.1994
93/00739/FUL	Three Vestas V39 – 500kw wind turbines on tubular steel towers	Full planning permission	Refused	01.12.1994 -

Site Name	Naylor Hill Quarry	Address	Naylor Hill, Blackmoor Road, Oxenhope, Keighley, BD22 9SU		
			Appeal Dismissed		
94/01095/FUL	Erection of two 500kw wind turbine generators	Full planning permission	Refused	27.07.1994	
94/01694/FUL	Erection of saw shed for cutting stone blocks into wallstones	Full planning permission	Granted	16.02.1995	
94/02552/PN	Erection of freestanding tubular telecommunications mast/pole height maximum 15 metres together with installation of two omni-direction antenna and one dish antenna	Prior Approval	Refused	13.09.1994	
94/03488/PN	Erection of freestanding tubular telecommunications mast/pole height maximum 4 metres with two directional antennae and a maximum of two dish antenna	Prior Approval	Refused	12.12.1994	
97/00727/FUL	Two storey extension to dwelling	Full planning permission	Refused	29.01.1999	
97/03691/VOC	Variation of condition 3 of permission number 80/06/01461	Variation of condition	Withdrawn	19.09.2001	
00/01161/FUL	Extension to dwelling including new garage and games room	Full planning permission	Refused	18.07.2000	
00/02740/VOC	Variation to condition number 3 of planning permission 86/6/05950 to extend timescale for quarrying operations.	Variation of condition	Withdrawn	19.09.2001	
00/03103/PN	Telecommunications stub tower and equipment cabinet	Prior Approval	Prior Approval – Not Required	08.11.2000	
00/03288/FUL	Continuation of sandstone quarrying	Full planning permission	Granted	21.01.2002	
01/3327/FUL	Extension of housing including additional garage space	Full planning permission	Granted	12.12.2001	
03/02273/PNT	Installation of two telecommunications antennae on existing wind turbines plus additional equipment cabin with one microwave dish	Prior Approval	Prior Approval – Not Required	01.08.2003	
05/03305/PNT	Installation of a radio base station	Prior Approval	Permitted Development	31.05.2005	
09/04366/SCR	Request for a screening opinion in respect of proposed continuation of sandstone quarrying with the existing quarry for a further 15 years and the extension of the previously permitted working area to allow the benching of the southern face of the quarry	EIA Screening Request	EIA Not Required	17.09.2009	
09/05232/FUL	A consolidating application to extend the end date for the winning and working of minerals at the quarry, as set by condition 1 of planning permission 00/03288/FUL, for a further 15 years to 31 December 2025 and to amend the previously approved working and restoration plans to allow the benching of the southern face of the quarry and alterations to the proposed final landform	Full planning permission	Granted	27.05.2010	

Site Name	Naylor Hill Quarry	Address	Naylor Hill, Blackmoor Road, Oxenhope, Keighley, BD22 9SU		
09/05232/SUB01	Submission of an illustrative restoration sectional drawing for approval in accordance with the requirements of condition of Planning Permission referenced 09/05232/FUL.	Submission of details	Granted	06.06.2011	
09/05232/SUB02	Submission of a scheme for the aftercare and long term management of Naylor Hill Quarry for approval in accordance with the requirements of Condition 25 of Planning Permission referenced 09/05232/FUL	Submission of details	Granted	20.09.2011	
09/5232/SUB03	Submission of a revised restoration phasing plan for Naylor Hill Quarry for approval in accordance with the requirements of Condition 27 of Planning Permission referenced 09/05232/FUL.	Submission of details	Granted	20.01.2015	
09/05564/SCR	Single wind turbine	EIA Screening Request	EIA Not Required	08.12.2009	
15/02854/FUL	Installation of 250kw wind turbine on a 30m mast and 48m to tip	Full planning permission	Refused	02.10.2015	
18/03635/MAF	Lateral extension and deepening application to the existing quarry to facilitate the release of a proven, locally distinctive, building stone resource.	Full planning permission	Granted	10.04.2019	
18/03635/SUB01	Submission of details required by conditions 6 (noise monitoring) 7 (dust monitoring) and 23 (spillages) of planning permission 18/03635/MAF	Submission of details	Granted	01.08.2019	
18/03635/SUB02	Submission of details required by conditions 5 (Archaeological investigation) and 26 (Restoration scheme) of planning permission 18/03635/MAF	Submission of details	Granted	31.10.2019	
18/03635/SUB03	Submission of details required by conditions 21 (Surface water drainage) and 22 (Drainage) of planning permission 18/03635/MAF	Submission of details	Granted	10.12.2019	
18/03635/SUB04	Submission of details required by condition 27 (aftercare) of permission 18/03635/MAF	Submission of details	Granted	10.08.2020	

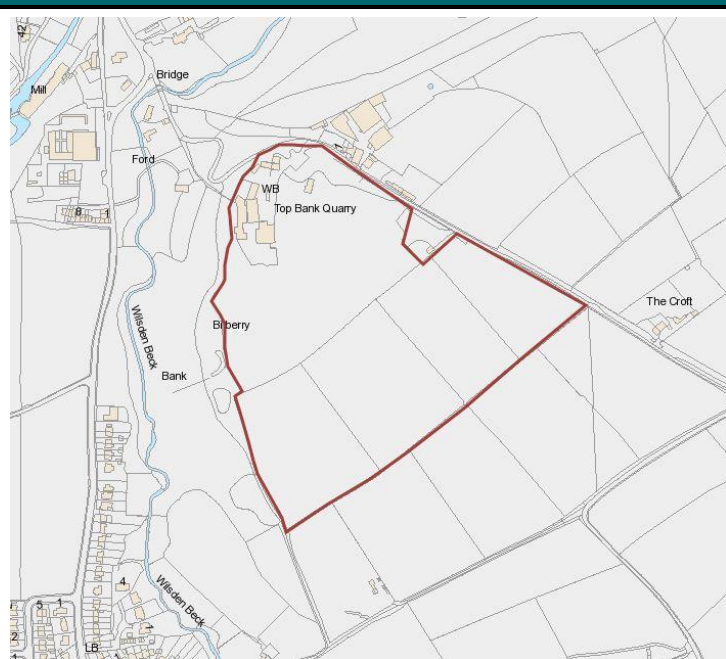
Action for Local Plan

Recommendation: Naylor Hill Quarry is an operation mineral extraction site and benefits from a planning permission that requires extraction to cease in April 2040, with restoration to take place by April 2042. Therefore, it is considered that this site **should** be identified in the Bradford Local Plan: Preferred Options and on the accompanying Policies Map as an operational/permitted mineral extraction site.

Bank Top Quarry

Site Name	Bank Top Quarry	Address	Lee Lane, Harden
Operator	M & M Yorkshire Stone Products	Mineral	Sandstone
RUDP Ref	S/NR1.1	Status	Operational
Start Date	Pre-1852 (historic start of quarrying); 1955 (first formal planning permission)	End Date	01.12.2039 (Extraction); 01.12.2042 (Restoration & Equipment Removal)
Reserve	Unknown	Potential Tonnage	Total Extraction: 5.6 million tonnes (existing quarry and proposed extension) (2007 info) Annual tonnages: 56,000 (aggregate)/22,000 (building stone/flagstone) (2007 info)

Map



Aerial Photo



Background/Overview.

Bank Top Quarry is an existing mineral extraction site, producing dimension stone and flag stones from the local sandstone. Information submitted along planning application 07/05473/FUL suggests that minerals have been extracted from site since before the mid-19th century (pre-1852).

Modern planning permissions (post 1947) date to 1955. Since there have been a number of applications to review/amend previous conditions as well as to extend the quarry. The most recent permission was granted in December 2007, which adds a 10ha extension to the south and west of existing operational quarry (3ha). This permission states that mineral extraction should cease no later than 1st December 2039 (32 years from the permission) with restoration and equipment removal to take place no later than 1st December 2042 (35 years).

The site is located within 0.5km of both Harden and Wilsden and 2km south west of Bingley. The access route to the quarry is via Lee Lane, a local road that leads off from the B6146 Cottingley Moor Road. The quarry is located on the edge of a small plateau of predominantly agricultural land, between Harden and Wilsden, sparsely settled by farm houses and a number of residential dwellings. The nearest residential dwelling to the quarry is located off Lee Lane, almost opposite the quarry entrance. Wooded valley slopes descend from the northern and western boundaries of the site, at the base of which runs the Myholme/Wilsden Beck. The adjacent woodland forms part of the Cottingley Woods/Black Hills (former) Bradford Wildlife Area. The site is bounded to the northeast by Lee Lane, to the southeast by a public footpath which forms part of the Millennium Way and to the north and west by the woodland.

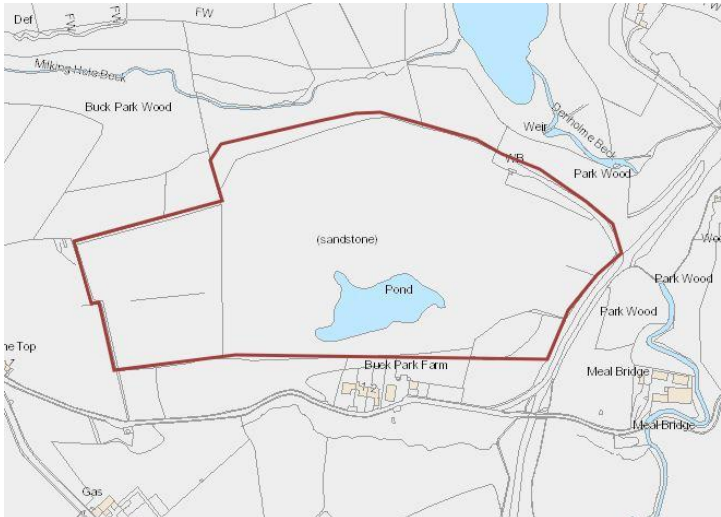

Planning

Site Name	Bank Top Quarry	Address	Lee Lane, Harden	
Policy (Existing RUDP)				
The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – Policy S/NR1.1: Bank Top Quarry . It is also in an area allocated as Green Belt – Policy GB1 .				
Constraints				
The key constraints associated with this site include:				
<ul style="list-style-type: none"> • Green Belt • Agricultural land classification – Grade 3 • Archaeology – Class II archaeological site located adjacent to the eastern boundary of the site (section subject to the most recent planning permission) • Surface water flooding – limited areas identified within and adjacent to existing quarry void. • Green infrastructure – partially within Wilsden Beck GI corridor • Habitat Network – adjacent to area of woodland habitat network • Priority habitat – adjacent to Deciduous Woodland (Broadleaved) habitat • Landscape character – within Wilsden Character Area – mixed upland pasture landscape type, and adjoins wooded valley and wooded incline landscape type to the west and north, respectively. • Public Rights of Way – Footpaths Bingley 161 & 162 run along the southern and western boundaries of the site. • Within 7km buffer of SPA/SAC • Within SSSI impact zone • TPO woodland – adjacent to western and northern boundaries of the site. • Adjacent (east of) to a former Bradford Wildlife Area (Cottingley Woods/Black Hills) 				
Planning Applications				
Reference	Description	Type of Planning App/Permission	Status	Permission Date
54/00891/FUL	Stone quarrying (BI891)	Full planning permission	Granted	19.02.1955
55/00950/FUL	Quarrying of stone and crushing for aggregate (BI950)	Full planning permission	Granted	11.05.1955
97/03529/MIN	Review of mineral planning conditions	Review of conditions	Granted	25.06.1999
98/02986/FUL	Erection of stone dressing shed, plant garaging facility and saw shed and siting of mobile crusher	Full planning permission	Granted	12.02.1999
05/03810/MVC	Variation of condition 3 of permission 97/03529/MIN to vary the end date to February 2042	Variation of condition	Granted	21.07.2015
06/04595/FUL	Extension to existing quarry and associated buildings	Full planning permission	Refused Appeal Withdrawn	09.02.2007 -
07/02150/MVC	Amendment to condition 5 of planning permission 05/03810/MVC	Variation of condition	Granted	18.07.2007
07/05473/FUL	Extension of existing quarry	Full planning permission	Granted (subject to S106 agreement)	19.12.2007
07/05473/NMA01	Non-material amendment to highway signage provisions approved under condition 12 of planning permission 07/05473/FUL dated 19.12.2007.	Non-material amendment	Granted	20.10.2010

Site Name	Bank Top Quarry	Address	Lee Lane, Harden		
09/04755/VOC	Variation of condition 25 of approval 07/05473/FUL to allow the saw sheds to operate an additional shift overnight from 20.00 to 06.00 Monday to Friday.	Variation of condition	Refused	08.01.2010	
13/02666/VOC	Variation of condition 25 of planning permission 07/05473/FUL (Extension to existing quarry) to allow the saw sheds to operate until 22:00 hours (Monday - Friday)	Variation of condition	Granted	17.10.2013	
Action for Local Plan					
<p>Recommendation: Bank Top Quarry is an operational mineral extraction site, which also benefits for a planning for a 10ha extension to the south and west of the current quarry. Planning permission requires extraction to cease in December 2039 with restoration to be achieved by December 2042. Therefore, it is considered that it should be identified in the Bradford Local Plan: Preferred Options and on the accompanying Policies Map as an operational/permitted mineral extraction site.</p>					

Buck Park Quarry, Denholme

Site Name	Buck Park Quarry	Address	Buck Park Quarry, Whalley Lane, Denholme, Bradford
Operator	P. Casey (Buck Park) Ltd	Mineral	Sandstone
RUDP Ref	S/NR1.3	Status	Inactive
Start Date	Mid 1800's (original start) Mid 1960's (returned to use)	End Date	Mid 2020s
Reserve	Unknown	Potential Tonnage	520,000cm ³ /circa. 184,000 tonnes

Map	Aerial Photo
	

Background/Overview.

The site is a former quarry, located within the Green Belt of the A629. The site (up until September 2005) was a working quarry producing flag stone and aggregate. The site is located to the north east of Denholme Village and to the north of Whalley Lane. It lies on what was a ridge of land between the valleys of Denholme Beck and Milking Hole Beck on the southern edge of the Wilsden Landscape Character Area within the Designated Mixed Upland Pasture and bounded to the north by Wooded Valley along Milking Hole Beck. To the north lies Hewenden Reservoir, to the east a former railway line, to the south Buck Park Farm properties, one of which is a Grade II listed building, with grassland and fields to the west. The site covers an area of 17.9 hectares.

When last operational, the quarry was accessed from Whalley Road via a metalled private access running along the eastern and (in part) northern site boundaries. Footpath Denholme 90 runs along part of this access. Footpath Denholme 33 runs north from Whalley Lane in two sections from immediately west of Buck Park Farm, and the other from opposite a small pumping station on Whalley Lane. The two sections join at the western edge of the site and a footpath runs north and the east along the western and northern site boundaries, before extending north, down the slope to cross Milking Hole Beck. The paths are waymarked.

In March 2006, works took place on part of the quarry in connection with a landfill permission, which involved stripping the soils of the area proposed to be worked as part of this application and formation of bunds adjacent to re-routed footpath Denholme 33. The whole of the proposed site is therefore stripped of soils and/or unrestored.

The supporting statement submitted as part of planning application 90/02224/FUL states that the proposal was to extract a further 2.5 million tonnes of stone to supply crushed rock aggregate for the West Yorkshire construction and civil engineering sectors over a 12.5 year period. A subsequent permission granted under 02/00760/VOC required working to cease before 26th March 2006.

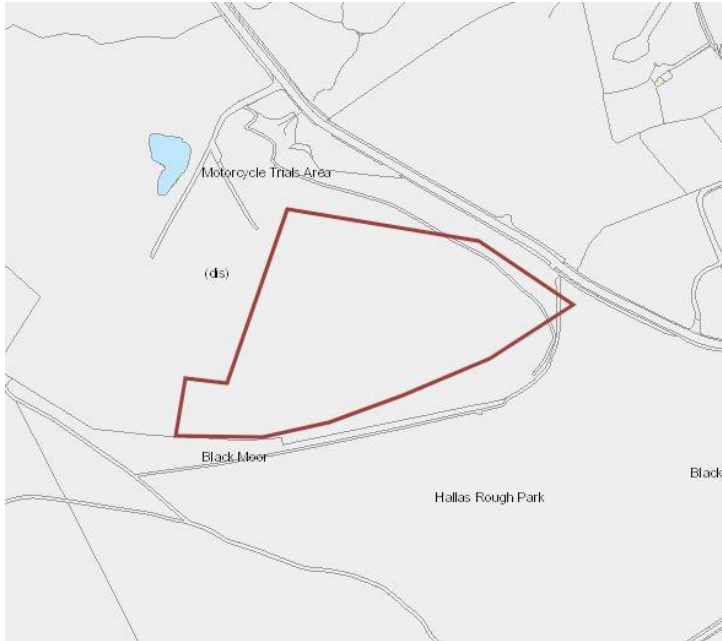

The most recent planning permission (14/01287/FUL), granted in February 2015, requires mineral extraction operations to cease and the site to be fully restored not later than the expiration of 7 years beginning with the date on which development commenced. It is understood that the site does not have an extant planning permission as the most one was not legally implemented.

Site Name	Buck Park Quarry	Address	Buck Park Quarry, Whalley Lane, Denholme, Bradford		
Planning					
Policy (Existing RUDP)					
The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – Policy S/NR1.3: Buck Park Quarry . It is also within an area of search for minerals – Policy S/NR5.3: Black Moor, Cullingworth and in an area allocated as Green Belt – Policy GB1 . In addition, the site is identified as a Biodegradable Waste Landfill Site under Policy S/P14.1: Buck Park, Whalley Lane, Denholme . Land adjacent to the site (north) is identified as a site of local conservation importance (former Bradford Wildlife Area) – Policy S/NE9.41: Milking Hole Beck/Hewenden Reservoir .					
Constraints					
The main constraints associated with this site include:					
<ul style="list-style-type: none"> • Green Belt • Listed Building (Grade II) (Buck Park Farm) – adjacent to southern boundary of the site • Potential areas of surface water flooding within the existing quarry. • Areas of woodland and semi-improved acid/neutral grassland habitat network – adjacent to northern boundary of the site • Area of priority habitat (Deciduous woodland – Broadleaved) – adjacent to the northern boundary of the site. • Within Wilsden Landscape Character Area – mixed upland pasture landscape type. Also adjoins Wooded Valley landscape type. • Site identified as Local Wildlife Site (Buck Park Quarry) and adjacent to (south of) Milking Hole Beck and Hewenden Reservoir LWS. • Public Rights of Way (Footpaths – Denholme 33 & 90) run along the northern and eastern boundaries of the site. • Within 7km buffer of SPA/SAC • Within SSSI impact zone – mineral development may have an effect. Consultation required with Natural England. • TPO Woodland – adjacent to eastern edge of the site. 					
Planning Applications					
Reference	Description	Type of Planning App/Permission	Status	Permission Date	
64/00418/FUL	Re-work abandoned gritstone quarry (DH418)	Full planning permission	Granted	12.02.1965	
72/00717/FUL	Extension to quarry (DH717)	Full planning permission	Granted	15.02.1973	
85/05173/FUL	Restoration of quarry faces by regarding	Full planning permission	Granted	16.09.1985	
90/02224/FUL	Extension to surface mineral workings with subsequent restoration	Full planning permission	Granted	26.03.1992	
95/00604/VOC	Modifications of conditions 26 and 27 landscaping works on application 90/09/02224	Variation of conditions	Withdrawn	25.11.1998	
98/01089/FUL	Variation of conditions numbered 2 and 24 of planning permission 90/9/02224, and the improvement of access arrangements and the disposal of controlled waste	Full planning permission	Refused Appeal Allowed Judicial Review (Unsuccessful)	23.07.1999 05.03.2003	
99/01439/VOC	Variation of conditions 18 and 30 of planning permission 90/9/02224 to work phase II prior to footpath diversion and to amend the phasing of working and site restoration	Variation of condition	Withdrawn	10.05.2002	
00/00611/FUL	Variation of condition numbers 2 (duration) and 24 (depth of quarry) of planning permission 90/9/02224 and the improvement of access	Variation of condition	Refused	09.08.2000	

Site Name	Buck Park Quarry	Address	Buck Park Quarry, Whalley Lane, Denholme, Bradford		
	arrangements and the disposal of controlled waste				
02/00760/VOC	Variation of condition 2 of planning permission 90/9/02224 to extend the period in which stone can be extracted to 26 March 2006	Variation of condition	Granted		13.11.2003
05/07572/MVC	Variation to condition 2 (time limit for quarrying) of 98/01089/FUL, granted under Appeal Decision APP/W4705/A/99/1026603. Proposal is to extend time for quarrying from March 2006 to March 2009.	Variation of condition	Dead		14.03.2007
10/04255/FULL	Construction of new junction and access road, extraction of remaining mineral reserves, landfill engineering with non-hazardous waste and restoration	Full planning permission	Refused Appeal (Dismissed)		14.12.2010 05.03.2012
12/04492/SCO	Proposal to construct new junction and access road, extraction of remaining mineral reserves and restoration with non-hazardous on-site quarry waste at Buck Park, Quarry, Whalley Lane, Denholme, West Yorkshire	EIA Scoping Request	Screening/Scoping Opinion Issued		05.12.2012
14/01827/FUL	Construct new junction and access road, extraction of remaining mineral reserves and restoration with non-hazardous on-site quarry waste - Revised working, restoration and highway proposals	Full planning permission	Granted (subject to S106 agreement)		10.02.2015
14/01827/SUB01	Submission of details to comply with conditions 7, 15, 20, 21, 23, 29 and 31 of permission 14/01827/FUL dated 10.02.15: Construct new junction and access road, extraction of remaining mineral reserves and restoration with non-hazardous on-site quarry waste - revised working, restoration and highway proposals.	Submission of details	Granted		06.07.2017
14/01827/SUB02	Submission of details to comply with conditions 32, 33, 34 and 35 of planning approval 14/01827/FUL: Construct new junction and access road, extraction of remaining mineral reserves and restoration with non-hazardous on-site quarry waste - revised working, restoration and highway proposals	Submission of details	Granted		22.09.2017
14/01827/NMA01	Non-material amendment to planning permission 14/01827/FUL dated 10/02/2015 re. amendment to proposed junction of A629 and Whalley Lane - Ref construction new junction and access road, extraction of remaining mineral reserves and restoration with non-hazardous on-site quarry waste - Revised working, restoration and highway proposals	Non-material amendment	Granted		18.07.2017
Action for Local Plan					
Recommendation: Buck Park Quarry is currently an inactive mineral extraction site; however, it is understood that there may be some viable reserves within the site. Therefore, it is considered that the site should be identified within the Bradford Local Plan: Preferred Options and accompanying Policies Map as a safeguarding mineral extraction site.					

Hallas Rough Quarry, Cullingworth

Site Name	Hallas Rough Quarry	Address	Halifax Road, Cullingworth
Operator	Dennis Gillson & Son Ltd	Mineral	Sandstone
RUDP Ref	S/NR1.4	Status	Under restoration
Start Date	1850s (initial start) 1987 (re-start)	End Date	1967 (first end date) Mid 2000's (end of second period)
Reserve	None	Potential Tonnage	None

Map	Aerial Photo
	

Background/Overview.

Hallas Rough Quarry (also known as Flappit Quarry) is an 18 hectare area of despoiled former quarry workings, accessed off Halifax Road, situated within an area of moorland known as Black Moor, a rolling plateau of gritstone upland heath, 130 hectares in area, at an elevation varying between 260m – 300m AOD and is registered as Common Land under the title Hallas Rough Park.

The site is surrounded by the rural settlements of Denholme, Cullingworth, Cross Roads, Haworth and Oxenhope, all of which are situated within 2.5km, the nearest being Cullingworth approximately 1km to the north east. The surrounding landscape is mainly open and exposed, with few trees or structures, lending it a bleak wilderness character.

Permission was granted in 1987 to extract stone for a temporary period (until December 1988). Further permissions for mineral extraction were granted in March 1989 and August 1996. During the early to mid-2000's (September 2001 & June 2004) various proposals were received and granted for infilling and restoring the site using imported materials. The latter permission was not implemented. In 2006, a further proposal was received to keep the landfill permission alive as well as for additional aggregate recycling and to extend the quarry into the surrounding area. However, this was refused. More recent proposals centred on the filling and restoration of quarry site.

The site comprises three distinct areas:

- the 11ha northern and western part of the site which was quarried a considerable time in the past and has been subject to backfilling to bring it up to levels between 5m to 10m below the level of the adjacent moorland;
- the 5ha central and eastern part of the site which has been subject to most recent quarrying activity and comprises the site access and weighbridge and a 15m to 20m deep open quarry void, and;

Site Name	Hallas Rough Quarry	Address	Halifax Road, Cullingworth		
<p>c) a 2 hectare area stripped of soils and vegetation which represents the final un-worked phase of the most recent quarrying operation. A 2,000m² surface water balancing pond has been formed within a central part of the site to the site access.</p> <p>Area (b) includes several items of remnant infrastructure remaining from previous quarrying phases including the site access road, weighbridge and screening bunds. The whole quarry area is bounded by a combination of bunds and post and wire fencing. A number of residential dwellings are situated within 500m of the quarry including a caravan park approximately 490m to the west, and approximately 10 farm houses, the nearest of which is situated approximately 230m to the east.</p> <p>The site has previously been subject to widespread unauthorised use for off-road motorsport, utilising a level area located between the quarry and Halifax Road for parking; however vehicular access to this area has recently been impeded through bunding and bouldering which appears to have significantly diminished this unauthorised activity.</p> <p>The site is in use for aggregate recycling, infilling and restoration, which is to be completed by August 2028.</p>					
Planning					
Policy (Existing RUDP)					
<p>The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – Policy S/NR1.4: Hallas Rough Quarry. It is also within an area of search for minerals – Policy S/NR5.3: Black Moor, Cullingworth and in an area allocated as Green Belt – Policy GB1. It is also within a site of local conservation importance (Bradford Wildlife Area) – Policy S/NE9.22: Black Moor.</p>					
Constraints					
<p>The main constraints associated with this site include:</p> <ul style="list-style-type: none"> • Green Belt • Surface Water Flooding – areas identified within the former quarry area. • Agricultural land classification – Grade 5 • Habitat network – within heathland habitat network • Priority habitat – surrounded to north, west and south by upland heathland priority habitat • Former landfill – site identified as being a former land site that previously received overburden and spoil. • Landscape – within Pennine Upland character area – Gritstone moorland landscape type. • Local Wildlife Site – surrounded to the north, west and south by Local Wildlife Site (Black Moor) • Public Right of Way – footpath (Bingley 226) and bridleway (Bingley 226) run along the southern and western boundaries of the site. • Within 2.5km and 7km buffers of SPA/SAC • Within SSSI impact zone – potential impact from mineral and waste developments. Consultation required with Natural England. 					
Planning Applications					
Reference	Description	Type of Planning App/Permission	Status	Permission Date	
86/7/07596	Quarrying and removal of stone	Planning permission	Granted	19.06.1987	
89/7/00099	Extraction of flag rocks	Planning permission	Granted	17.03.1989	
95/00839/FUL	Quarrying operations to extract stone and flag rock	Full planning permission	Granted	01.08.1996	
97/00454/VOC	Variation of conditions 3 and 13 on previous planning consent 95/00839/FUL	Variation of condition	Withdrawn	15.10.1999	
99/01575/VOC	Quarrying operations to extract stone and flag rock; Variation of condition 3 of application 95/00839/FUL - phasing and direction of working	Variation of condition	Granted	13.10.1999	
01/00147/FUL	Importation of inert excavated materials for use in restoring quarry workings and regrading of adjacent land.	Full planning permission	Granted	06.09.2001	

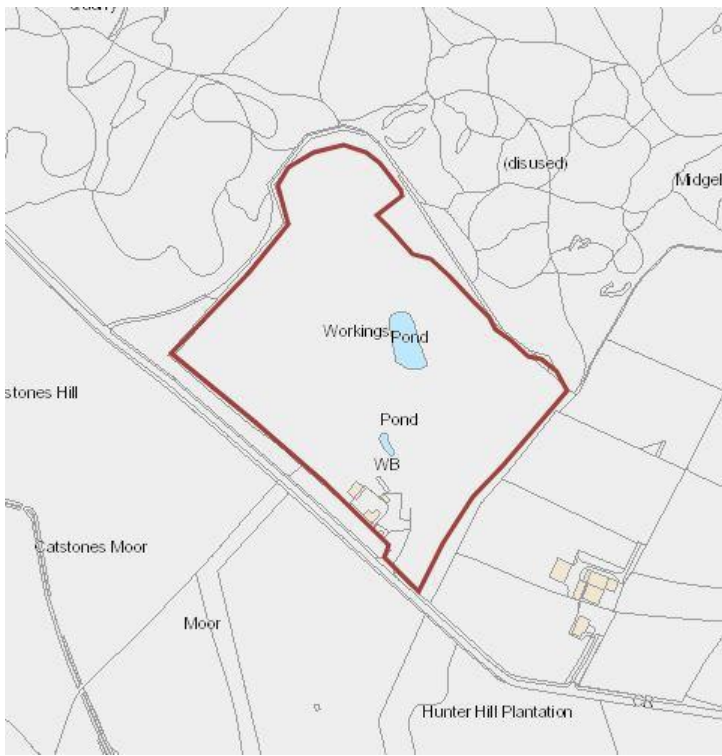

Site Name	Hallas Rough Quarry	Address	Halifax Road, Cullingworth		
03/00998/VOC	Variation of conditions 2 and 7 of planning permission numbered 01/00147/FUL	Variation of condition	Granted	16.06.2004	
05/02490/FUL	Production of recycled aggregates from inert waste materials	Full planning permission	Withdrawn	13.02.2006	
05/24291/VOC	Variation of condition 1 of permission 99/01575/VOC	Variation of condition	Withdrawn	13.02.2006	
05/24292/VOC	Variation of condition 2 of permission 99/01575/VOC	Variation of condition	Withdrawn	13.02.2006	
06/05486/FUL	Variation of condition 2 of 03/00998/VOC, production of recycled aggregates and soils from imported inert waste and extension of quarry workings.	Variation of condition	Refused	30.09.2008	
10/01152/FUL	Restoration of worked out quarry by infilling with inert materials including associated aggregate recycling	Full planning permission	Granted	10.08.2010	
10/01152/SUB01	Submission of details to comply with conditions 4, 5, 8, 20 and 25 of planning permission 10/01152/FUL, dated 10/08/2010: Restoration of worked out quarry by infilling with inert materials including associated aggregate recycling	Submission of details	Granted	19.01.2012	
10/01152/SUB02	Submission of details to comply with conditions 7, 10, 11, 12 and 29 of planning approval 10/01152/FUL Dated 10/08/2010: Restoration of worked out quarry by infilling with inert materials including associated aggregate recycling	Submission of details	Granted	10.01.2012	
10/01152/SUB03	Submission of details to comply with condition 19 and 23 of permission 10/01152/FUL dated 10/08/2010: Restoration of worked out quarry by infilling with inert materials including associated aggregate recycling	Submission of details	Granted	06.01.2012	
13/01091/MAF	Renewal of permission 10/01152/FUL dated 10.8.10: Restoration of worked out quarry by infilling with inert materials including associated aggregate recycling	Full planning permission	Granted	24.01.2013	

Action for Local Plan

Recommendation: Hallas Rough Quarry is a mineral extraction site that is currently under restoration having been worked out. It has a planning permission in place for its restoration via the infilling with inert material, together with associated aggregate recycling, which is required to cease by the mid/late 2020s. Therefore, it is considered that the site **should not** be identified within Bradford Local Plan: Preferred Options and accompanying Policies Map as an operational/permited minerals site.

Midgeham Cliffe End Quarry, Harden

Site Name	Midgeham Cliffe End Quarry	Address	Ryecroft Road, Harden, Bingley, BD16 1DH
Operator	Midgeham Cliff End Quarry Ltd	Mineral	Sandstone
RUDP Ref	S/NR1.5	Status	Under restoration. Also used for the recycling of construction, demolition and excavation waste. The quarry is being restored by means of landfill
Start Date	1957	End Date	30.01.2023 (Recycling & Landfill) 30.10.2023 (Restoration)
Reserve	Not applicable	Potential Tonnage	Not applicable

Map	Aerial Photo
	

Background/Overview.

Midgeham End Cliff Quarry is located 825m to the west of Harden, 1km to the north of Cullingworth and 1.6km to the south east of Keighley. The site is close to the summit of Harden Moor. The surrounding area forms part of an upland plateau above the valley of the River Aire. The site boundaries consist of Ryecroft Road (to the south west) and grazing land that slopes into a valley (to the south), whilst open health land of Harden Moor forms its northern, north western and north eastern boundaries. There is a history of sandstone extraction in the surrounding area as evidenced by a number of abandoned quarry faces. A further operational quarry (Hainworth Shaw) is located around 520m to the north west. Access is from Ryecroft Road at the southern corner of the site, with a compound to north of the access point.

Planning permission for sandstone extraction was first granted in May 1957, and was the subject of a review of conditions under the Review of Old Mineral Permissions (ROMP) process. A new permission was issued in July 1997. The extraction area was extended to the north east under a permission granted in January 2005, which covers the full extent of the quarry area. A further planning permission (granted in February 2012) covers the restoration of the existing quarry void through the deposit of un-recyclable material from imported construction and demolition waste and the associated production of recycled aggregates. This is the currently use from the site.

The most recent planning application (19/05007/MAF) to allow the continuation of recycling construction and demolition waste, and the restoration of the quarry through the deposit un-recyclable waste was granted in July 2020. This application sought s to

Site Name	Midgeham Cliffe End Quarry	Address	Ryecroft Road, Harden, Bingley, BD16 1DH		
<p>address issues with surface water drainage that have been previously identified. The decision notice states that operations will end in January 2023 with restoration to be completed by October of the same year.</p> <p>The site is currently an operational waste management site. Environmental permits for a physical treatment facility and the deposit of waste to land as a recovery operation were issued in 2013.</p>					
Planning					
Policy (Existing RUDP)					
<p>The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – Policy S/NR1.5: Midgeham Quarry. It is also within an area allocated as Green Belt – Policy GB1. Part of the site is within a site of local conservation importance (Bradford Wildlife Area) – Policy S/NE9.35: Harden Moor.</p>					
Constraints					
<p>The main constraints associated with this site include:</p> <ul style="list-style-type: none"> • Green Belt • Local Wildlife Site - the northern most section of the site falls within the Harden Moor & Deepcliffe Wood Local Wildlife Site (LWS), which also surrounds it on the north western, north eastern and south western boundaries. • Within 7km buffer of SPA – recreational impacts • Within SSSI impact zone. Consultation not required with Natural England. • Habitat Network - around 50% of the site is identified as being part of H9/H12 heath, acid grassland, scurb habitat network • Priority Habitat – the site is bounded to the north west, north east and south west by upland heath habitat • Species - the easternmost point of the site is within a bat alert area. • Surface water flooding – potential for several areas of surface water flooding within the site. This includes areas of high, medium and low risk. • Source Protection Zone – within source protection zones 1 and 2 • Historic Landfill – the northern most section is identified as being a former landfill site (Midgeham Quarry) used for the deposit of quarry wastes. • Waste Management Site – the site is currently an operational site for recycling of construction and demolition wastes. • Landscape – within Wilsden Character Area – Gritstone moorland landscape type. • Public Right of Way – footpath (Bingley 608) runs along the south eastern boundary of the site. 					
Planning Applications					
Reference	Description	Type of Planning App/Permission	Status	Permission Date	
57/01259/FUL	Stone, sand and gravel quarry (BI1259)	Planning permission	Granted	14.05.1957	
64/03195/FUL	Removal of spoil heaps (BI3195)	Planning permission	Granted	22.10.1964	
66/03912/FUL	Extension of sandstone quarrying at Midgeham Quarry (BI3912)	Planning permission	Granted	16.05.1967	
85/07466/FUL	Flying microlight aircraft from field (take-off and landing only)	Full planning permission	Pending	?	
85/00007/COU	Change of use to recreation	Change of use	Pending	?	
86/03133/FUL	Golf driving range and clubhouse	Full planning permission	Pending	?	
96/01383/MIN	Postponement of review date	Review of Old Mineral Permission	Refused	18.07.1996	
97/00608/MIN	Determination of conditions, review of mineral planning permissions	Review of Old Mineral Permission	Granted	29.07.1997	
01/01522/VOC	Variation of conditions 9, 12, 15 and 22 and non-compliance with conditions 6 and 7 and submissions of details in respect of condition 3 all attached to permission 97/00608/MIN	Variation of condition	Granted	26.11.2011	

Site Name	Midgeham Cliffe End Quarry	Address	Ryecroft Road, Harden, Bingley, BD16 1DH		
02/00838/VOC	Variation of condition 15 on application 01/01522/VOC to defer due date for submission of landscaping scheme	Variation of condition	Granted	17.05.2002	
02/01973/VOC	Non-compliance with condition 12 of planning permission 02/00838/VOC	Variation of condition	Granted	15.01.2003	
03/03864/FUL	North eastern extension to quarry and recycling of construction and demolition waste.	Full planning permission	Granted	13.01.2005	
10/01647/FUL	Restoration of quarry void through the deposit of un-recyclable material from imported construction and demolition waste and the associated production of recycled aggregates	Full planning permission	Withdrawn	14.10.2010	
11/03414/FUL	Restoration of quarry void through the deposit of un-recyclable material from imported construction and demolition waste and the associated production of recycled aggregates	Full planning permission	Granted	23.02.2012	
12/01424/VOC	Application to vary conditions 14, 26 and 27 of planning permission 11/03414/FUL to modify permitted operating hours, relax a recycled aggregate output restriction and simplify record keeping requirements	Variation of condition	Granted	18.09.2012	
12/01424/SUB01	Submission of details of: signage and barriers to prevent left turns, the construction and drainage of the recycling area, the stockpiling of restoration cover material, phase 1 restoration details and a recommended traffic route for HGVs, in connection with the requirements of conditions 6, 7, 8, 9, 22 and 28 of planning permission 12/01424/VOC.	Submission of details	Granted	05.12.2012	
13/03102/VOC	Variation of conditions 7, 8 and 9 of planning permission 12/01424/VOC (Restoration of quarry void through the deposit of un-recyclable material from imported construction and demolition waste and the associated production of recycled aggregates) to change the access barrier type and delay the requirements to move the stocking and processing area and form a stockpile of cover material.	Variation of condition	Granted	25.10.2013	
19/05007/MAF	Continuation of recycling construction and demolition waste and the restoration of the quarry	Full planning permission	Granted	08.07.2020	

Action for Local Plan

Recommendation: Midgeham Cliff End Quarry is a mineral extraction that undergoing restoration using material that cannot be recycled. It is also being used as a temporary waste management facility for the recycling of imported construction and demolition waste to produce aggregate. The most recent planning permission states that the recycling operations should cease no later than January 2023, with restoration to take place no later than October 2023. Therefore, it is considered that the site **should not** be identified in the Bradford Local Plan: Preferred Options and on the accompanying Policies Map as safeguarded mineral extraction site.

Dog & Gun Quarry, Denholme

Site Name	Dog & Gun Quarry	Address	Long Causeway, Denholme
Operator	Parkinson Spencer Refractories Ltd	Mineral	Clay
RUDP Ref	S/NR1.6	Status	Closed/Disused
Start Date	1973	End Date	2014
Reserve	Unknown	Potential Tonnage	Unknown

Map	Aerial Photo

Background/Overview.

Dog and Gun quarry is located to the around 820m to the east of Oxenhope and 1.4km to the west of Denholme. The site is located to the north of B6141 Long Causeway, which links Denholme with Oxenhope and is within an area of mixed upland pasture within the wider Pennine Upland landscape character area. The nearest properties include a number of farm complexes and the Dog & Gun public house. The site is currently used for grazing livestock.

Fireclay associated with Hard Bed Coal measures was worked on a small scale at the site between the mid 1970's and mid 2000's. This clay was then blended with clay from the Shibden No. 2 Mine in the Halifax area, and used in for the manufacture of glasshouse pots, a refractory pot used for melting special glasses, such as lead crystal glasses. The most recent planning consent (granted in December 2004) stated that extraction should cease by December 2014. Aerial photography shows that the site has either been restored or has regenerated as agricultural land since extraction ceased.

Planning

Policy (Existing RUDP)

The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – **Policy S/NR1.6: Dog & Gun Quarry, Long Causeway, Denholme**. It is also within an area allocated as Green Belt – **Policy GB1**.

Constraints



The main constraints associated with this site include:

- Green Belt
- Mining activity – mapping shows potential of former coal mining activity within/adjacent to the site. Coal bearing strata at surface

Site Name	Dog & Gun Quarry	Address	Long Causeway, Denholme		
<ul style="list-style-type: none"> • Agricultural land classification – Grade 4 • Former landfill – partially with 250m buffer of former landfill site (Whinney Hill Farm, Trough Lane), which received inert excavation waste and demolition rubble. • Landscape - within Pennine Upland character area – mixed upland pasture landscape type. • Public Right of Way – footpaths (Denholme 7 & 8) runs along the south eastern boundary of the site as well as through the eastern section. • Within 2.5km buffer of SPA/SAC • Within SSSI impact zone – potential impacts. 					
Planning Applications					
Reference	Description	Type of Planning App/Permission	Status	Permission Date	
73/008208FUL	Winning and working of clay by open cast working over land north side of Long Causeway (DH820)	Full planning permission	Granted	1973	
80/01904/FUL	Extraction of fireclay	Full planning permission	Granted	11.08.1981	
94/03825/FUL	Permission to continue extraction of clay by open cast means	Full planning permission	Granted	05.04.1995	
04/04606/MVC	Continued extraction of clay by open cast operation	Variation of condition	Granted	10.12.2004	
Action for Local Plan					
<p>Recommendation: Dog and Gun Quarry is a disused/closed mineral extraction that has not been worked for a number of years. There is no evidence of the site having an extant planning permission. Based on the most recent planning permission, it is suggested that it has now expired. Therefore, it is considered that it should not be identified in the Bradford Local Plan: Preferred Options and on the accompanying Policies Map as an operational/permitted mineral extraction site.</p>					

Ten Yards Quarry, Denholme

Site Name	Ten Yards Quarry	Address	Ten Yards Lane, Denholme, BD13 3SE
Operator	Birksroyd Stone Sales Ltd	Mineral	Sandstone
RUDP Ref	S/NR1.7	Status	Operational
Start Date	Original: 1800's Latest: 1985	End Date	Extraction: 05.11.2022 Restoration: 05.11.2023
Reserve	50,000 tonnes (2012 information)	Potential Tonnage	5,000 tonnes per annum (over 10 year period) (2012 information)

Map	Aerial Photo
	

Background/Overview.

Ten Yards Quarry is located in area of mixed upland pasture on the eastern slope of the Denholme Beck Valley. Doe Park Reservoir is situated in the valley bottom, around 130m to the west of the site. The settlement of Denholme occupies the opposite valley slope, around 500m to the west, whilst Thornton is 2km to the south east. The immediate vicinity of the quarry is sparsely settled with the majority of residential dwellings being farm houses, the nearest being Law Farm (around 200m to the south). There are also four other dwellings within 250m to 300m.

The quarry is bounded to the east by Ten Yards Lane, which also forms the main road access. The northern boundary consists of a track and wooded area, whilst the western boundary consists of a woodland/planted area, beyond which the land slopes towards Doe Park Reservoir. To south is Law Farm and several agricultural fields. Parts of the site the western and northern sections of the site have been restored.

Information suggests that sandstone extraction has been taking place at the site since the mid-19th century. It fell into disuse around 1950 and was re-opened in the mid-1980s (planning permission granted in June 1985) for continued extraction. Various planning permissions have been sought and granted to extend the operational life and area of the quarry during the mid 1990s and mid 2000's. The most recent permission was granted in October 2012 to extend the timescale for mineral extraction to November 2022, with equipment removal and restoration to be completed by November 2023. This permission allowed for the extraction of 50,000 tonnes of flagstone at a rate of 5,000 tonnes per annum over a 10 year period.

Planning

Site Name	Ten Yards Quarry	Address	Ten Yards Lane, Denholme, BD13 3SE		
Policy (Existing RUDP)					
The site is identified as an existing mineral extraction site on the replacement Unitary Development Plan (RUDP) – Policy S/NR1.7: Ten Yards Lane Quarry . It is also in an area allocated as Green Belt – Policy GB1					
Constraints					
The main constraints associated with this site include:					
<ul style="list-style-type: none"> • Green Belt • Mining/Coal – within an area where there are coal bearing strata at the surface. • Agricultural Land Classification – Grade 4 • Landscape – within Thornton & Queensbury Landscape Character Area – mixed upland pasture landscape type • Green infrastructure – partially with GI corridor • Habitat Network – adjacent to area forming part of the district’s woodland habitat network. This correlates with the area of woodland running the western boundary of the quarry area. • Local Wildlife Site – located around 140m to the west of the quarry (Doe Park Reservoir) • Public Rights of Way – several footpaths (Denholme 50 to 53) run along the northern, western and southern boundaries. • Within 7km buffer of SPA/SAC • Within SSSI impact zone – potential impact from mineral development. Consultation potentially required with Natural England. 					
Planning Applications					
Reference	Description	Type of Planning App/Permission	Status	Permission Date	
85/00803/FUL	Re-opening of disused quarry for wallstone flags and crazy paving.	Full planning permission	Granted	16.04.1985	
95/01818/VOC	Variation of conditions of permission 85/9/0803 to allow for extraction of minerals until 31 May 2005 and restoration up to 31 March 2006 with Phase 3 to be worked before Phase 2.	Variation of condition	Granted	08.05.1996	
02/01765/VOC	Variation of conditions of permission 95/01818/VOC to process stockpiled rock on site using mobile crushing plant.	Variation of condition	Granted	12.12.2002	
02/02329/FUL	Extension to block and flag quarry	Full planning permission	Granted	12.12.2002	
03/04741/VOC	Variation of conditions 5 and 13 on application numbered 95/01818/VOC	Variation of condition	Granted	11.03.2004	
04/03352/FUL	Erection of steep portal shed	Full planning permission	Granted	21.01.2005	
07/03348/FUL	A further extension to the existing quarry to provide 65,000 tonnes of flagstone to be quarried over a 5 year period with an additional 1 year for restoration.	Full planning permission	Granted	16.10.2007	
07/09829/MVC	Variation of conditions 4 and 18 of planning permission 07/03348/FUL to revise the approved working plan.	Variation of condition	Granted	01.02.2008	
09/05731/VOC	Variation of conditions 11 and 12 of permission 07/09829/MVC dated 20.04.07 to reduce the frequency of noise monitoring surveys and amend the procedure for groundwater monitoring	Variation of condition	Granted	11.02.2010	
11/04593/FUL	Formation of new quarry access	Full planning permission	Granted	21.11.2011	

Site Name	Ten Yards Quarry	Address	Ten Yards Lane, Denholme, BD13 3SE		
11/04593/SUB01	Submission of details of the site access gate in connection with the requirements of condition 3 of planning permission 11/04593/FUL: 'Formation of a new quarry access'.	Submission of details	Granted	21.02.2013	
12/04210/VOC	Variation of conditions 1, 2, 23 and 24 and removal of conditions 3, 12 and 19 of planning permission 09/05731/VOC, "A further extension to the existing quarry to provide 65,000 tonnes of flagstone to be quarried over a 5 year period with an additional 1 year for restoration", in order to extend the deadline for the cessation of quarrying operations and completion of restoration operations by 10 years, to substitute amended plans showing the new approved site access and parking area, to remove the requirement to maintain the previous access road and provide a permissive footpath route and to remove the requirement to undertake groundwater monitoring.	Variation of condition	Granted	20.12.2012	
13/01906/VOC	Variation of condition 11 (noise monitoring) of planning permission 12/04120/VOC, to change the requirement from regular to reactive noise monitoring.	Variation of condition	Granted	05.07.2013	
20/04618/VOC	Variation of conditions 1 (time limit) and 32 (revised restoration) of planning approval 12/04120/VOC	Variation of condition	Pending	-	

Action for Local Plan

Recommendation: Ten Yards Quarry is an operational mineral extraction site, with planning permission requiring extraction to cease in November 2022 with restoration to achieved by November 2023. Therefore, it is considered that it **should** be identified in the Bradford Local Plan: Preferred Options, and on the accompanying Policies Map as an operational/permitted mineral extraction site.

Appendix 2: Assessment of Call for Sites Proposals

Assessment Methodology

- 1.1.1 In order to assess the suitability of the two sites submitted as part of the Local Plan process, the following methodology has been used:
- 1.1.2 **Part 1: Exclusionary** - in order for a submitted site to proceed to stage two of the site appraisal process, there are a number of criteria that must be met. These criteria are essential and exclusionary and provide a means of removing unsuitable sites from the selection process. This stage of the process operates on a 'yes/no' basis. If a site is constrained by any of the essential or exclusionary criteria it will not be carried forward for further detailed assessment and will be removed from the site selection process.
- 1.1.3 If any submitted site is assessed as giving rise to significant adverse impacts or fails on any of the other exclusionary criteria it will not be taken forward for consideration at stage two of the appraisal process. However, promoters of any sites taken out of the process will be given the opportunity to provide further evidence to support the further assessment of the site through stage two.

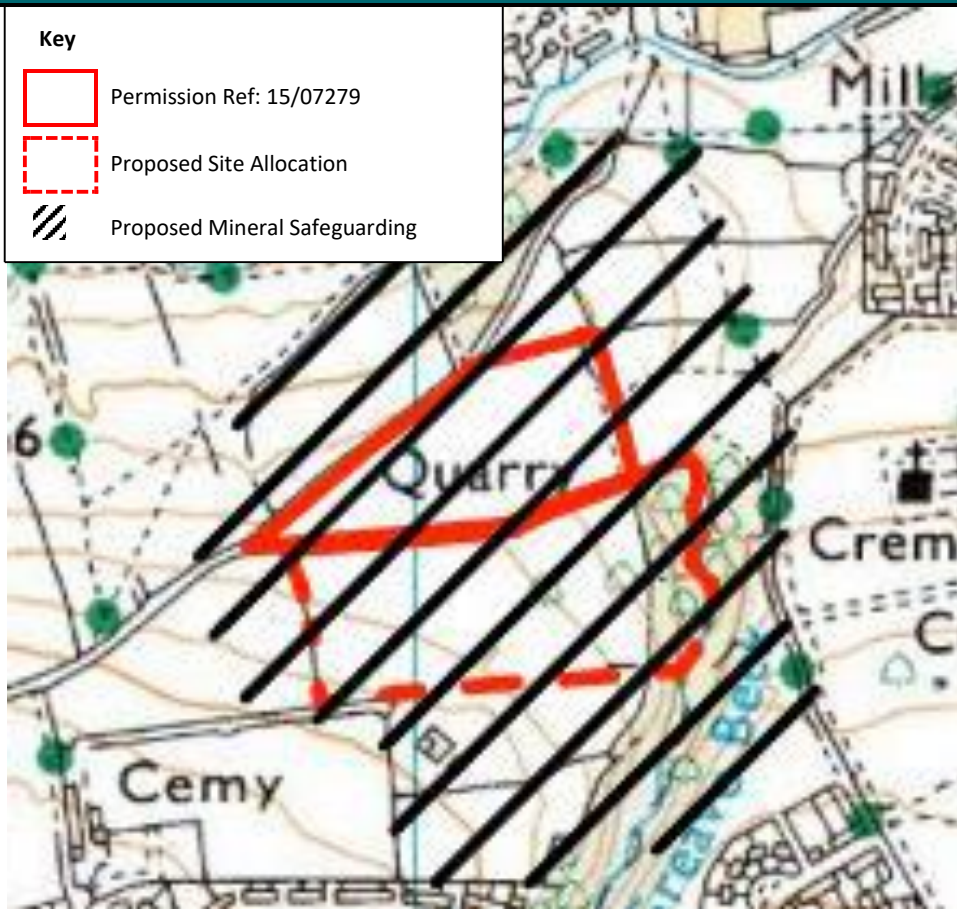
Part One: Essential & Exclusionary Criteria			
Is the site available and deliverable within the Plan period (2020 to 2038)?		Yes	No
Is there sufficient evidence of the availability of the resource i.e. is the site likely to contain a viable resource which could contribute to future minerals resource requirements?		Yes	No
Will development of the site lead to unacceptable significant adverse impacts on any of the following designations? <ul style="list-style-type: none"> • Special Protection Area (SPA)/Special Area of Conservation (SAC); • Site of Special Scientific Interest (SSSI) • Priority Habitat • Groundwater Protection Zone 		Yes	No
All Green	Site or area has the potential to be a suitable site and sufficient evidence has been provided as to the presence of resource	Any Red	Site is constrained by exclusionary criteria(s). Site must be excluded from the site appraisal process

- 1.1.5 **Part 2: Discretionary** - Stage two of the site appraisal process involves a detailed assessment of those sites carried forward from stage one against a number of broad discretionary criteria. These criteria assess the level of impact from the development and subsequent acceptability of mineral extraction. These criteria fulfil a similar role to those in stage one, however not meeting a discretionary criterion does not necessarily prevent development - each criterion enables a balanced assessment of the likely overall impact of development and therefore the suitability of the site for allocation.
- 1.1.6 This section draws on the methodology used as part of the Local Plan site selection process for other development sites e.g. housing and employment, as well as other subjects that are more relevant to minerals development. It makes use of constraints mapping to identify specific matters relating to each site and potential impacts. The Red, Amber, Green rating system used for the site assessments is outline below:

Rating	Explanation
Green	Where there would be no adverse impacts or where there is reasonable expectation that impacts can be completely or substantially reduced or mitigated.
Amber	Where there is potential for adverse impacts but those impacts are can only be partially mitigated
Red	Where there would significant adverse impacts with only limited or no reasonable prospect of mitigation.

Deep Lane Quarry, Clayton/Thornton

Map



Submission Details

Call for Sites Reference	1571
Site Name	Deep Lane Quarry
Site Address/Location	Deep Lane, Clayton, Bradford
Easting/Northing	-
Landowner/Operator/Promoter	Hard York Quarries Ltd (Landowner/Operator) The Mineral Planning Group (Promoter)

Site Details

Site Area (ha)	2ha
Type of Mineral	Sandstone
Indication of Resource (mt)	Not known
Type of Site (Extension, New, Existing Site)	Extension
Working Lifespan	Not known
Current Use	Agricultural land

	Historic Land Use: mapping suggests that site was previously occupied by a former sewage works, which was built in around 1900 and had become disused by 1938.
Planning History	Policy: the site is within an area allocated as an open land within a settlement in the RUDP under Policy BW/OS1.5: Scholemoor & Leaventhorpe. Applications: No records relating to proposed extension site. The site is located to the south of an existing quarry. For history of Deep Lane Quarry, see Appendix 1.

Part 1: Exclusionary Criteria

Criteria	Commentary	Outcome
Is the site available and deliverable with the Plan period (2020 to 2038)	Whilst the site is being promoting, information regarding the timescales for its availability and deliverability has not been provided. Further information is required	?
Is there sufficient evidence of the availability of the resource?	The proposed site is an extension of the existing Deep Lane Quarry. The site is identified as being within the Sandstone Mineral Safeguarding Area (as set out in Appendix 13 of the adopted Core Strategy), which is based on BGS mineral resource mapping information. Supporting information submitted by the site promoter highlights that Bedrock Geology mapping shows that it is underlain by Elland Flags (Sandstone).	Yes
Will development of the site lead to significant adverse impacts on any of the following: <ul style="list-style-type: none"> Special Protection Area (SPA)/Special Area of Conservation (SAC); Site of Special Scientific Interest (SSSI) Priority Habitat Groundwater Protection Zone 	The site is within the 7km buffer of the South Pennines SPA/SAC and within an SSSI impact zone (referral to Natural England not required). It is located adjacent to an area of Priority Habitat – Deciduous Woodland (Broadleaved). Impacts would need to be determined.	No
Part 1 Outcome		Move to Part 2

Part 1 Outcome Summary

The site would be an extension to an existing quarry, which is situated within the existing Mineral Safeguarding Area for sandstone, whilst information has been submitted to show that it is underlain by Elland Flags. However, further information is require regarding deliverability and to address the adjacent priority habitat.

Part 2: Other Assessment Criteria

Criteria	Commentary	Outcome
Agricultural Land	The site is located within an identified by Agricultural Land Classification (ALC) mapping as Grade 4	
Biodiversity, Flora & Fauna	SPA/SAC – No designation. However, it is within the 7km buffer of the South Pennine Moors SPA/SAC – potential recreation impacts.	
	SSSI – No designation. However, it is within an SSSI impact zone. No requirement to refer proposals for mineral extraction to Natural England.	
	LNR – No designation	

	LWS – the site includes a Local Wildlife Site (Bull Greave Beck) within its eastern boundary. It is contiguous with Bull Greave Beck and Bull Greave Wood.	
	LGS – No designation	
	Priority Habitat: the site includes an area of Deciduous Woodland (Broadleaved) priority habitat Species: within bat alert area	
	Habitat Network: the site includes an area of woodland habitat network within its eastern boundary. This area is contiguous with Bull Greave Wood.	
Cumulative Impacts	The site is located adjacent to an existing mineral extraction site (Deep Lane Quarry). It is not clear however, whether the extension would be worked at the same time as the existing site.	
Flood Risk & Drainage	Flood Zone: The site is located in Flood Zone 1	
	Watercourse/Pooling: There site is adjacent to Bull Grove Beck	
	Surface Water Flooding: potential for surface water flooding within central and western sections of the site – mainly low risk (1 in 1,000 years risk) with some areas of medium risk (1 in 100 years risk).	
Green Belt	The site is not located within the Green Belt. It is within the settlement boundary for the city of Bradford urban area.	
Historic Environment	Conservation Area – No designations	
	Listed Buildings – No designations	
	Scheduled Monument – No designations	
	Archaeology – the site is around 70m to the west of a Class II archaeology site (Scholemoor Cemetery)	
	Historic Parks & Gardens – the site is around 70m to the west of a Grade II Registered Park & Garden (Scholemoor Cemetery)	
Landscape	National Character Area: within Yorkshire Southern Pennine Fringe character area.	N/A
	Landscape Character SPD: within Thornton & Queensbury character area – mixed upland pasture landscape type. Considered to be moderately sensitive.	
	Topography: the site slopes gently downwards from its southern boundary to the north and north east (towards the existing quarry and Bull Greave Beck). Parts of the site appear to be terraced into the hillside. This may be a reflection of the site being previously occupied by a sewage works (between 1900 and 1938).	
	Visibility: the site is currently screening from the existing residential area to the south by an area of trees and woodland.	
Open Space & Green Infrastructure	Open Space: The site within an area allocated as an open land within a settlement in the RUDP under Policy BW/OS1.5: Scholemoor & Leaventhorpe.	

	The emerging Open Space Audit highlights the site as being part of an area of open land with the settlement.	
	Green Infrastructure: the site is located within an identified Green Infrastructure corridor (Pitty & Clayton Becks GI corridor). The site is located with the gap between Clayton and Leaventhorpe	
Recreation & Leisure	Public Rights of Way – none within or immediately adjacent to the site. The nearest footpaths and bridleways run 25m to the north west and 50m to east of the site	
Sensitive Receptors	Settlement – the site within the development boundary for the city of Bradford urban and is located between the Clayton and Leaventhorpe areas.	-
	Existing Residential – the nearest residential properties are situated around 270m to the north (Middlebrook Crescent & Middlebrook Walk), 70m to the south (Hunters Park Avenue), 120m to the south east (Brooksbank Avenue) and 150m to the north east (Glenrose Drive).	
	Proposed Residential – Part of SHLAA site SW/124: Land off Buckingham Crescent, Clayton is around 200m from the western boundary of the site, whilst site SW/055: Leaventhorpe Lane, Thornton is around 100m to the north. Site SW/124 has been identified as a Preferred Option housing site (Preferred Options ref: SW33/H) for 175 dwellings.	
	Other – Scholemoor Cemetery and Crematorium is located around 70m to the east of the site.	
Transport/Accessibility	Access – no details have been provided, however it is assumed the existing access to the quarry via Middlebrook Walk would be utilised. This runs through a residential area and has to pass over a weak bridge as well as use a rough track that is shared with a public footpath/bridleway. An extension would potentially require a new access.	
	Public Transport: high frequency bus corridors are located on Thornton Road (620m to the north) and Bradford Road (470m to the south). A number of bus stops can be found on these corridors. The Thornton Road stops provide frequent services to Bradford city centre, Thornton, Allerton, Cottingley and Bingley as well as Keighley via Denholme, whilst those on Bradford Road provide services to/from Bradford city centre and Clayton.	
	Walking/Cycling: see PROW comments. On road cycle lanes are located on Thornton Road, between Thornton and Leaventhorpe.	
Trees & Woodland	Ancient Woodland: none identified	
	TPOs: adjacent to TPO woodland (part of Bull Greave Wood). Located to the east of the site on the opposite side of Bull Greave Beck.	
	Protected Hedgerows: none identified	
	Other: there are a number of mature trees and hedgerows within and adjacent to the proposed site, whilst there is woodland within the eastern section.	
Waste	Waste Management Sites: Not applicable	

	Mineral Sites: adjacent to existing mineral extraction site (Deep Lane Quarry)	
Other Impacts (if appropriate)	Aerodrome Safeguarding: the site is within the safeguarding area for Leeds Bradford Airport. Given the presence of an existing quarrying operation it is considered that there is no potential impact. However, consultation should take place with the airport.	N/A

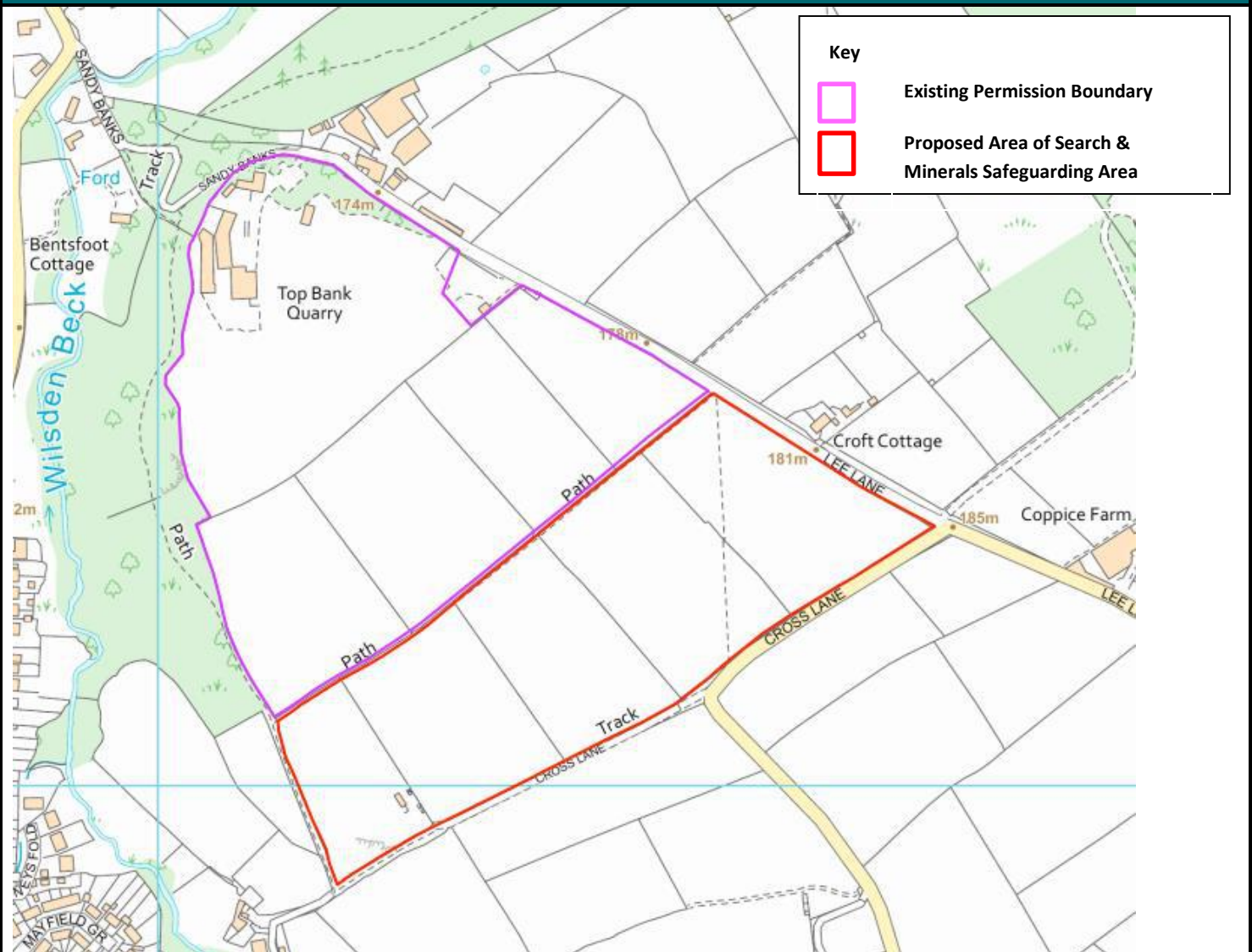
Initial Assessment Summary/Outcome

The proposed site was carried forward to Stage Two from Stage One as is not constrained by any of the relevant exclusionary criteria, although further information is required regarding its deliverability.

The Stage Two assessment identified a number of impacts that would need to be assessed and any mitigation measures identified. Due to constraints with potential access, it is not considered appropriate to identify the proposed site as being suitable to be allocated within the Bradford Local Plan: Preferred Plan. Other potential issues relate to the proximity of a Local Wildlife Site and Priority Habitats.

Bank Top Quarry

Map



Submission Details

Call for Sites Reference	-
Site Name	Bank Top Quarry
Site Address/Location	Lee Lane, Bingley, BD16 1UB
Easting/Northing	
Landowner/Operator/Promoter	BT Quarry Ltd (Operator/Mineral Leaseholder) The Mineral Planning Group (Promoter)

Site Details

Site Area (ha)	9.8ha
Type of Mineral	Sandstone

Bank Top Quarry	
Indication of Resource (mt)	Not known
Type of Site (Extension, New, Existing Site)	Proposed Area of Search & Minerals Safeguarding Area
Working Lifespan	Not known
Current Use	Agricultural land/Pasture
Planning History	Policy: the site is within the Green Belt Planning Applications: no relevant planning history. Site is located adjacent to (south of) land with planning permission for mineral (sandstone) extraction, which will extend the operations of the existing quarry.

Part 1: Exclusionary Criteria

Criteria	Commentary	Outcome
Is the site available and deliverable with the Plan period (2020 to 2038)	Submission states that the site could be available and deliverable within the next 10 to 15 years, subject to planning permission being granted and the rate of working at the existing quarry.	Yes
Is there sufficient evidence of the availability of the resource?	No specific information on resource availability has been submitted, however, the site is located adjacent to an existing quarry and a committed extension. The site is within the Sandstone Minerals Safeguarding Area, as identified in Core Strategy DPD (Appendix 13). This is based on BGS mineral resource mapping. Accompanying information, based on BGS Bedrock Geology mapping, suggests that the site is underlain by Rough Rock Sandstone. Some additional resource information is, however, required	Yes
Will development of the site lead to significant adverse impacts on any of the following: <ul style="list-style-type: none"> Special Protection Area (SPA)/Special Area of Conservation (SAC); Site of Special Scientific Interest (SSSI) Priority Habitat/Species Groundwater Protection Zone 	Site is within the 7km buffer zone of the SPA/SAC and SSSI Impact Zone. Proposals for mineral extraction should be referred to Natural England for consultation. It is adjacent to an area of Priority Habitat (Deciduous Woodland)	No

Part 1 Outcome Proceed to Part 2

Part 1 Outcome Summary

The proposed site is not constrained by any of the exclusionary criteria. However

Part 2: Other Assessment Criteria

Criteria	Commentary	Outcome
Agricultural Land	Agricultural land classification mapping shows the site being ALC Grade 3. However, it is not certain whether it is ALC grade 3a or 3b. Further investigation work will be required.	

Bank Top Quarry		
Environmental Protection	Air Quality: Not with a designated AQMA	
	Clean Air Zone: Not applicable	
	Nuisance/Noise/Bad Neighbours: site	
	Major Hazard Sites & Hazardous Installations: None identified	
Biodiversity, Flora & Fauna	SPA – No designation	
	SSSI – No designation	
	LNR – No designation	
	LWS – No designation	
	LGS – No designation.	
	Habitat Network – None identified	
	Priority Habitat & Species -	
Flood Risk & Drainage	Flood Zone: The site is located in Flood Zone 1	
	Watercourse/Pooling: There are no watercourses or evidence of pooling within the site. The nearest watercourse is Wilsden Beck, located around 130m to the west.	
	Surface Water Flooding: None identified within the site.	
Green Belt	The site is located within the Green Belt. NPPF paragraph 146 states that mineral extraction is not inappropriate in the Green Belt provided that its openness is preserved and does not conflict with the purposes of including land with it. Site is not within a Green Belt parcel for the purposes of assessment.	
Historic Environment	Conservation Area: No designation.	
	Listed Buildings: No designations	
	Scheduled Monument: No designations	
	Archaeology: Class II archaeology site located within/adjacent to the eastern boundary of the site. Consultation required with West Yorkshire Archaeology Services and further assessment would be required as part of any future planning application	
	Historic Parks & Gardens: No designations	
Landscape	National Character Area: within Yorkshire Southern Pennine Fringe character area.	N/A
	Landscape Character SPD: within Wilsden character area – mixed upland pasture landscape type. Considered to be moderately sensitive.	
	Topography: the site is for the most part level.	
	Visibility: the site is not visible from longer distances as it is well screened by typography and woodland planting. It is clearly visible from the surrounding road network (Lee Lane/Cross Lane) as well as the adjoining footpath/bridleway network. Appropriate screening will be required	
	Open Space: No designations	

Bank Top Quarry		
Open Space & Green Infrastructure	Green Infrastructure: the site is located adjacent to Harden Beck Green Infrastructure corridor. Adjoins north west corner.	
Recreation & Leisure	Public Right of Way: Footpaths (Bingley 161 & Bingley 162) run along the northern and western boundaries of the site, whilst a bridleway (Bingley 165) runs along the majority of the southern boundary. These connect Lee Lane and Cross Lane with Wilsden and Harden (via Bilberry Wood and Mytholme Bridge) A further footpath (Bingley 42) runs diagonally across the eastern section of the site from Lee Lane to Cross Lane.	
Sensitive Receptors	Settlement: the nearest settlements are Wilsden (195m to the south/south west), Harden (760m to the north/north west) and Cottingley (1km to the east). Due consideration of amenity impacts will be required and mitigation measures applied, where appropriate.	
	Residential Properties: the nearest residential property to the site is The Croft (20m to the east) on Lee Lane. Other nearby properties include Coppice Farm (around 200m to the south east), Copelowe Hall (around 300m to the south) and those on Mayfield Grove, Stones Fold & Harden Lane in Cullingworth between 150m and 220m to the west. Due consideration of amenity impacts will be required and mitigation measures applied, where appropriate.	
Transport/Accessibility	Road Access: the site is accessed from B6146 Cottingley Moor Road via Lee Lane, which forms the access to the existing quarrying and processing site. It can also be accessed from Cross Lane via various existing field access.	
	Public Transport: the nearest bus stops are located around 240m (in a straight line)/500m (via quickest walking route) (7 mins) to the south west of the site on Main Street, Wilsden. These are served by two services per hour in each direction to Bradford City Centre (via Sandy Lane & Allerton) and Eldwick (via Harden & Bingley). The nearest railway stations are Bingley (2.2km to the north east), Saltaire (4.4km to the east), Shipley (5.3km to the east), Frizinghall (5.8km to the south east) and Bradford Forster Square (7.7km to the south east)	
	Walking/Cycling: see PROW comments. There are cycleways within the vicinity of the site.	
Trees & Woodland	Ancient Woodland: none identified	
	TPOs: adjacent to TPO woodland (Bilberry Bank Wood). Located to the north west of the site.	
	Protected Hedgerows: none identified	
	Other: a small number of trees are present within the site with a broken tree belt along the majority of the southern boundary. The nearest area of woodland is Bilberry Wood, located adjacent to the north west corner of the site.	
Waste & Minerals	Waste Management Sites: Not applicable	

Bank Top Quarry		
	Mineral Sites: adjacent to existing operation and permitted mineral extraction site (Bank Top Quarry). The proposed area would be an extension to the quarry.	
Other Impacts (if appropriate)	Airport Safeguarding Zone – within aerodrome safeguarding area for Leeds Bradford Airport. Given the presence of an existing quarrying operation it is considered that there is no potential impact. However, consultation should take place with the airport.	N/A
Initial Assessment Summary/Outcome		
<p>The proposed Area of Search/Safeguarding Area was carried forward to Stage Two from Stage One as is not constrained by any of the relevant exclusionary criteria.</p> <p>The Stage Two assessment identified a number of impacts that would need to be assessed and any mitigation measures identified. These potential impacts related proximity of priority habitats, public rights of way and adjacent residential properties.</p> <p>Accordingly, the site will be carried forward as a proposed Area of Search/Safeguarding Area for sandstone extraction within the emerging Local Plan.</p>		