

Application No: 23/00829/MCF

REMCФЗ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**Andrew Calvert
C/O MPG Ltd
First Floor, Oakdene House
Cottingley Business Park
Bingley
BD16 1PE**

REFUSAL OF PLANNING PERMISSION

Proposal: Re-opening of Horn Crag Quarry for the purposes of releasing a proven locally distinctive building stone resource

Location: Horn Crag Quarry Off Fishbeck Lane Silsden Keighley West Yorkshire

Applicant: Andrew Calvert

Date Application Valid: 7 March 2023

City of Bradford Metropolitan District Council hereby gives notice of its decision to **REFUSE** planning permission for the development described above for the following reason(s):

Reasons for Refusal

1. The proposal as submitted is unacceptable, as there are risks to groundwater and private water supplies (potable drinking water) from the development and there is inadequate information to demonstrate that the risks posed to the groundwater and private water supplies can be satisfactorily managed and/or mitigated. As such the proposal is contrary to Policies EN8 and EN9 of the Bradford Core Strategy and paragraph 174 of the National Planning Policy Framework.

2. The proposal as submitted is unacceptable, as it will not make a positive contribution towards the conservation, management and enhancement of the diversity of landscapes within the designated landscape character area of the Rombalds Ridge Landscape Character Area. The change is not considered acceptable, as it will have adverse landscape and visual effects, particularly in relation to; the loss of an area of distinct character and a local landmark within the broader character area; the significant impact on recreational use due to the visual impact of the quarry works; the length of disruption and disturbance locally and on the broader enjoyment of the surrounding Landscape over a minimum of 20 years with potentially an additional 15 years to achieve some maturity in the restored scheme; the adverse visual impacts on amenity for residential properties; the adverse impacts on tourism; and the adverse impacts on recreation.

As such, the proposal is contrary to policies EN4, DS2, DS5, EN1 EC4 (F) and EN9 (3) of the Bradford Core Strategy, the Landscape Character Assessment SPD for Rombalds

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Ridge and SWES5 and SWES6 of The Steeton with Eastburn and Silsden Neighbourhood Development Plan.

3. The proposal as submitted is unacceptable, as it will not contribute positively towards the overall enhancement of the District's biodiversity resource within an acceptable timeframe. The priority habitat on the proposal site, coupled with the restrictive site boundary compared to the extraction area means the approach is not effective at returning to an overall Net Gain for biodiversity until around Year 30. The role of the proposal site in the Wildlife Habitat Network is of significance and the proposal will result in a weakening of the mapped network, removing priority and Biodiversity Action Plan habitats from the network for the life of the operational quarry. The proposal is therefore contrary to Policies EN2 and EN9 of the Bradford Core Strategy, paragraph 174 of the National Planning Policy Framework and the Environment Act 2021.

Furthermore, the proposal does not meet and is contrary to the locational criteria for a quarry set out in Policy EN10 E (3), in that it would be likely to lead to the significant deterioration of an irreplaceable habitats, or to the permanent disruption of a significant ecological network.

4. The application as submitted provides insufficient information to enable its proper consideration by the Local Planning Authority. In particular, there is inadequate information with regards to potential adverse impacts on Protected Species and no indication of appropriate mitigation that would satisfy the requirements of a licence to disturb and be effective for the lifetime of the quarry. As such the proposal is contrary to Policies EN2 and EN9 of the Bradford Core Strategy.

Informatives:

Informative: Plans associated with this application can be viewed at www.bradford.gov.uk/planning and click on "view planning applications".

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YOUR RIGHTS IN CONNECTION WITH THIS NOTICE

Appeals to the Secretary of State

APPLICATIONS FOR PLANNING PERMISSION

If you are aggrieved by the decision of the local planning authority to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal your local planning authority's decision then you must do so within 6 months of the date of this notice*.

However, if an Enforcement notice has been served for the same or very similar development, the time limit is:

- **28 days from the date of the Local Planning Authority's decision** if the Enforcement Notice was served before the decision was made, yet not longer than 2 years before the application was made, or
- **28 days from the date the Enforcement Notice** was served, if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application for and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate.

Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must send a copy of your appeal to Department of Place, Development Services, Britannia House, Hall Ings, Bradford or planning.appeals@bradford.gov.uk

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority at the above email address and The Planning Inspectorate at inquiryappeals@planninginspectorate.gov.uk, at least 10 days before submitting the appeal. [Further details are available on GOV.UK.](#)

*Applicants are advised that it is the Council's understanding that the time period for lodging an appeal is reckoned from the date of issue of this notice.