Supporting Statement

For

Extraction of sandstone at Gayles Quarry

Prepared by
R & K Wood Planning LLP

On behalf of

Stainton Quarry Ltd
April 2022

R & K Wood Planning LLP

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1.0 INTRODUCTION

1.1 This planning application has been submitted and prepared by R&K Wood Planning on behalf of Stainton Quarry Ltd for the extraction of sandstone at Gayles Quarry, to the east of Gayles village near Richmond. Gayles Quarry was previously working for sandstone resulting in the 'bowl' in the landscape that is evident today. The proposal is to quarry stone for building and walling purposes at a maximum rate of 15,000 tonnes per annum over a 15-year period: a total of approximately 225,000 tonnes of stone in total. The site is approximately 5 hectares.

1.2 The site will be accessed via the single-track road (U1095) to the south of the site that joins Sturdy House Lane. It is proposed that no more than 5 loaded HGV's and wagons would leave the site a day. The aim is to create a new vehicular access into the quarry from the south-east of the site and operate from within the existing quarry void. The main working areas will be to the east and west of the existing void, existing spoil material to the north of the site will be retained and supplemented to screen the workings.

1.3 Stainton Quarry Ltd has been operated from Stainton Quarry, on the edge of the village of Stainton in Durham for 12 years. They have experience in the extraction, cutting and processing of sandstone for use in building projects, through both traditional and modern methods. At Stainton Quarry they also produce walling stone and have produced aggregates from the by-products of their quarrying and processing operations.

1.4 Stainton Quarry Ltd leases the site from the landowner and the extent of the lease in shown on the submitted plans.

1.5 This planning application is accompanied by the following plans:

- Location Plan (Drawing No 19-1031-SQ-L-001)
- Site Plan (based on existing topographical survey) (Drawing No 19-1030-SQ-L-002)
- Phased Working Scheme Phase A (Plan GQW21-1)
- Phased Working Scheme Phases B & C (Plan GQW21-2)
- Design Cross Sections
- Conceptual Restoration Design (Plan GQW21-3)
- Figure 4 Restoration Strategy (this is taken from the Landscape and Visual Impact Assessment)
- Proposed Footpath Diversion Plan (Drawing No 19-1030-SQ-L-004)

1.6 It is also supported by the following documents:

- Hydrology and Hydrogeology Report by DAB Geotechnics (June 2021)
- Landscape and Visual Appraisal by Barton Howe Associates (January 2022)
- Ecological Impact Assessment by RDF Ecology (February 2022)
- Transport Statement by Milestone Transport Ltd (December 2021)
- Noise Assessment by NEMS (February 2022)
- Archaegological desk-based assessment and Heritage Statement by Archaeological Services (August 2019)
- Geophysical Survey by Archaeological Services (October 2019)

1.7 The following management plan is also included to support the application:

- Dust Management Scheme by Stainton Quarries (April 2022)

Public consultation

1.8 The site is in an isolated location on moorland to the south of Gayles Moor. There are villages to the north of the site and scattered properties in the surrounding area as well as properties along the vehicular route. It was considered more appropriate for the landowner and operator to seek to make direct contact with residents who may be affected by the proposal rather than holding general public consultation events.

1.9 The landowner has attempted to contact the occupiers of Quarry House however this property is currently empty and is up for sale with GSC Grays Ltd. Tim McHale, Safety and Environmental Manager at Stainton Quarries has spoken to the owner of the farm and properties at the 'T' junction of the U1095 (so called 'tank road') and Sturdy House Lane.

1.10 The Safety and Environmental Manager has also written to the Clerk of Gayles Parish Council informing them of the proposals however no response has been received. He has also been contacted by, and discussed the proposal with, a Member of Ravensworth Parish Council. Finally, he has been contacted by the British Horse Society and a local access group in relation to the proposals.

1.11 The main issue raised by local residents, Parish Council representatives and local organisation representatives has been the impact the additional HGV's and wagons will have on the local highway network (including structures such as the bridge on Sturdy House Lane); the impact on other users of the highway network (including horse riders); the speed of HGV's on the highway particularly through Ravensworth village and the detail of the

mitigation measures (including the location, need for passing places and road improvements).

1.12 An article relating to the proposal appeared in the Northern Echo on the 8th April and is retained on their website.

2.0 LOCATION AND SETTING OF GAYLES QUARRY

2.1 Gayles Quarry is an old sandstone quarry that has been exploited for sandstone in the past. It is situated in-between the village of Gayles and Kirby Hill on the north facing slope of land that rises away from these 2 villages. It is located approximately 750 metres to the south east of Gayles village and 1km to the west of Kirby Hill. The nearest residential property to the site is Quarry House which is approximately 100 metres to the north-east of the site boundary.

2.2 The quarry is on the bedrock strata of the Alston Formation which includes sandstone. Old Ordnance survey maps show that the quarry was operated from around the late 18th century until the early 20th century and it is likely to have provided stone for buildings in the locality; the village of Gayles is likely to have developed due to the presence of quarries and mines in the area. The cost and practicalities of transporting the stone is likely to have prohibited further development. Today, there is a void or 'bowl' in the landscape and remnant spoil heaps, assumed to be made of waste material from the quarrying operations. The void, quarry faces, and the spoil heaps have all revegetated over time.

2.3 The surrounding landscape is undulating in nature, including scattered settlements, woodlands and hedgerows and is dominated by pastureland but it also includes moorland to the south. The quarry is approximately 250 metres AOD and located on the north facing slope of land that rises up to 390 metres AOD at Gayles Moor to the south. This north facing slope includes a number of small water courses including Priest Gill to the east and Thorstle Gill to the west. The landscape beyond the quarry and the village of Gayles and Kirkby Hill slopes gently towards Ravensworth and then into the coastal plateau.

2.4 The land immediately surrounding the quarry and the vegetated spoil heaps consists of pastureland with scattered trees and shrubs. To the north of the vegetated spoil heaps is a stone wall that marks the edge of the site; there is pastureland beyond this. To the west of the site, is an area of woodland (this is classified as ancient woodland) that stetches along the valley side towards the village of Gayles; to the south of the site is further pastureland that rises up towards Gayles Moor which includes moorland and pastureland. To the east of the site is a stone wall, hedgerow and hedgerow trees; adjacent to this is an unnamed road that links into Slip Inn Bank to the north and Sturdy House Lane to the south.

2.5 The nearest highway is the unnamed road (U1095) to the east of the site. This is a public highway, single track with an unsealed surface. It turns at a 'dog leg' to run south to join

Sturdy House Lane. There is a farm steading at the bottom of Sturdy House Lane which is approximately 1.5 km from the site.

2.6 The application site is not within a National Park, Area of Outstanding Natural Beauty or a site designated either nationally or internationally for wildlife importance such as a SSSI, SPA or SAC.

2.7 There are 2 Sites of Importance for Nature Conservation nearby, and they are, Priest Gill to the south east and Park Wood to the north west. Priest Gill is a gill that runs down the north slope of the ridge and Park Wood is the ancient woodland referred to above. There are no designated heritage assets within the application site. Ravensworth Castle, a Grade 1 listed building and scheduled monument is 1750 metres to the north east of site and the Gayles Conservation Area is to the north west of the site.

2.8 A public right of way (PRoW), North Yorkshire County Council (NYCC) reference number 20.32/4/2, is routed through the site from the adjacent (unnamed) road to the east, skirting the northern edge of the site across existing fields to the hamlet of Gayles to the north-west of the site.

3.0 TYPE AND NEED FOR THE SANDSTONE

3.1 Stainton Quarry Ltd have undertaken intrusive investigations into the site to establish the depth of overburden and presence of the sandstone. This investigation involved digging 2 trenches into the land to the west of the site and this revealed that there was a depth of between 3 and 6 metres of overburden across the site. It also revealed that the lower strata of the overburden contained broken up sandstone that could be used for landscape and walling purposes. From these investigations it is also estimated that there was at least 5 metres depth of sandstone at the quarry which could be worked form the existing void.

3.2 Samples of the sandstone were taken from the existing quarry void back to the cutting facilities at Stainton Quarry, here the sandstone could be tested, worked and compared to the sandstone produced at Stainton Quarry

The operator

3.3 Stainton Quarry Ltd currently operate a sandstone quarry situated in Stainton, Barnard Castle.

3.4 Stone quarried at the site is processed to produce a wide range of dimension, building stone and walling products to supply the independent construction industry, builders' merchants and private individuals for use in restoration and new construction projects

3.5 Products include a range of construction masonry products such as lintels, cills and copings and coursed building stone with a variety of different finishes (pitched or split face or cut ashlar). Lower grade stone, off-cuts and stone waste is utilised to produce random rubble walling, dry stone walling and stone for use in landscaping projects such as feature stones, rockery stone and graded fill material.

3.6 The primary market areas are the northeast of England and North Yorkshire where the predominant type of sandstone used is a buff-coloured sandstone such as Stainton stone.

3.7 Stone reserves are now dwindling at Stainton and there is an ever increasing need to supplement the quarried Stainton stone with alternative, locally sourced stone to meet production demand, local and area specific planning constraints and the industry wide preference for locally sourced materials.

Sandstone

3.8 Stainton stone is fine grained and buff in colour with a brown/ grey/graphite speckle. The company currently process Stainton stone and other stone types in a purpose-built production facility based within the Stainton Quarry.

3.9 Stainton Quarry itself has produced sandstone since 1600's providing stone for use in the immediate and wider domestic area and for several significant historical sites in the locality including Bowes Museum, Raby Castle and Streatlam Castle.

3.10 The sandstone at Gayles quarry has been identified as an alternative to the sandstone at Stainton. The 1857 (Scale 1:10,560) Old Ordnance Survey plan shows a quarry at the application site as well as a 'sandstone quarry' immediately to the south-east of the application site; this demonstrates that the stone is likely to of been used in the construction of properties in the area at the time. The quarry is marked as 'disused' in 1919 possibly indicating that the reserve was no longer required or was too difficult to work at that time.

3.11 The stone at Gayles is very similar in appearance to that of Stainton being buff in colour with a grey/brown speckle and swirling markings running through its natural beds. The physical structure of the stone within the exposed faces is visibly fine grained with bed depths of 1.0 – 1.5m meaning large blocks of stone can be quarried and used to produce larger masonry items such as corbels, pillar sections and copings.

3.12 A large percentage of the stone now quarried at Stainton is taken from the rock strata at lower level and the company is identifying dries/fault lines or mud holes which may compromise the strength and durability of the products.

3.13 The blocks sampled from Gayles were structurally sound throughout with no dries/fault lines or mud holes present giving us confidence that the stone will be of a good quality and fit for purpose. Samples taken for pre-production testing have proved that overall, Gayles sandstone should be suitable for use in most aspects of construction including walling, load bearing masonry and cladding.

3.14 When samples were taken back to Stainton Quarry it was clear that the stone could be worked in the same way as Stainton block i.e., it could be cut, cropped and split, it could be used to produce walling in all finishes and the stone masons were of the view that the

Gayles stone may even be of better quality than most Stainton stone in terms of cutting performance.

3.15 In terms of appearance, Gayles stone is similar to the higher quality Stainton stone with a uniform, buff colouring throughout the blocks. Unfortunately, the good Stainton blocks are few and far between now with much of the stone quarried being darker and more colourful; this type of stone can be used for walling but is unsuitable for clean, dressed walling or masonry items such as heads or copings where a cleaner, more consistently coloured stone is preferred.

3.16 Gayles stone will be suitable for producing all of the products Stainton Quarry Ltd currently produce and will minimise the need for block to be purchased and imported from external sources.

3.17 The following photographs show Gayles stone (the top stone sample in both pictures) compared to Stainton stone (the bottom stone sample in both pictures)

Both pictures show the similarities between the two stones in relation to colour and texture. This underlines why the stone produced at Gayles is a suitable alternative to the stone produced at Stainton Quarry.

Target Markets

3.18 Although there are several national builders' merchants and individual stone merchants supplying stone in the North Yorkshire area, it is often not locally sourced and could be from quarries throughout the UK or abroad.

3.19 Currently, the only dimensional sandstone quarry in the application area supplying the locality is Witton Fell. This quarry is operated by A.D. Calvert Architectural Stone Supplies Ltd. who process the stone into a range of products at their production facility near Leyburn.

3.20 Blockstone Ltd operate a sandstone block quarry at Gatherley Moor, Gilling West however, they have no specific local outlet, and the block is exported directly to an expansive stone depot based in Doncaster for supply both nationally and internationally.

3.21 Barton Quarry to the West of the A1 is owned by a London based investment company. This quarry produces fossil limestone slab used for paving, cladding and worktop production. The quarry is worked intermittently by a private contractor and the stone is mainly exported to production facilities in Italy and Ireland.

3.22 Re-opening Gayles Quarry will give Stainton Quarry Ltd the scope to expand its markets further in the North Yorkshire area meaning local customers will benefit from the availability of high quality, Yorkshire stone products suitable for a variety of construction projects.

3.23 In addition to regular projects in County Durham, Teesside and Northumberland, Stainton Quarry Ltd are already supplying a range of stone products to ongoing builds in North Yorkshire including new housing projects in Ravensworth, Dalton, Hutton Bonville, Thirsk, Ovington and Aldborough St John.

3.24 With minimal availability of Yorkshire sandstone in these areas, customers have been forced to look outside the area for an alternative.

3.25 Re-opening Gayles Quarry will provide a sustainable supply of high quality and locally sourced stone for all future construction projects taking place in the North Yorkshire area.

4.0 PROPOSED DEVELOPMENT

4.1 This proposal is to re-open this small sandstone quarry in North Yorkshire. The mineral in the quarry would produce a block sandstone as well as a walling stone for use in the construction industry. The overall size of the application site is approximatley 5 hectares in size. The proposal is to extract approximately 225,000 tonnes of block sandstone and walling stone over a 15-year period.

4.2 It is estimated that a maximum of 15,000 tonnes of block sandstone, walling and landscaping stone will be extracted per year. This is based on quarrying rates at Stainton Quarry, the operators existing business. The large block sandstone will be removed from the quarry to be cut and processed at Stainton Quarry where all the company's processing machinery is already based. There is no proposal to cut the stone at Gayles Quarry. Any waste stone, resulting from the extraction of large block sandstone, will be crushed and screened on site, as necessary, to produce a walling and landscaping stone.

4.3 Investigations have revealed that there is a depth of between 3 and 6 metres of overburden over the sandstone across the site. The overburden increases the further south and west within the area. The sandstone, from which the block sandstone and walling stone can be extracted, runs in a 5-metre deep seam underneath the overburden.

4.4 It is difficult to estimate the quantity of material in all phases, however it is proposed that a maximum of 15,000 tonnes of sandstone and walling stone removed per annum.

4.5 The extraction will go no deeper than the base of the existing void which is currently at 243 metres AOD; the works will therefore be dry and not within the water table. Overall, the extraction would go no deeper than 11 metres below existing land level (as in the existing field adjacent to the bowl) and this will allow for the removal of the overburden and sandstone.

Method of working

4.6 The sandstone will be prised from the quarry face using a tracked excavator. The aim is to prise the block from the face in large blocks so it can be cut for use in building and restoration projects. There is no proposal to blast the rock face. (Blasting would result in the stone being shattered into smaller pieces and loosing value)

4.7 Any stone that is not large enough to be cut for building purposes will be crushed and screened to create a walling and landscaping stone. The crusher and screener will not be in used everyday but used approximately 1 day a week

Access and vehicle movements

4.8 The vehicle access to the site would be from the unclassified road to the south of the site (U1095, also referred to as the 'tank road'), that joins Sturdy House Lane. The unclassified road also continues northwards and runs past Quarry House to join Slip Inn Bank however this stretch is too steep for wagons and HGVs to negotiate. The unclassified road is a single-track road, with passing places, and it has an unsealed surface. The vehicular access to the site will use an existing agricultural access to the south to the quarry void. An internal access road will then lead into the quarry void and compound area via a ramp to the south of the site.

4.9 An average of 2, but a daily maximum of 3 x 20 tonne lorries would leave the site a day to take the block sandstone for processing. Similarly, an average of 2 and a maximum of 3 x 20 tonnes vehicles a day will leave the site a day to export walling and landscaping stone. Overall, a maximum of 5 HGV's / wagons would leave the site a day (5 movements in / 5 movements out) over the life of the site

Transport routes

4.10 The aim of this routing is to ensure that vehicles only turn left onto the A66. Any vehicles transporting block stone for cutting at Stainton Quarry will turn right at the quarry entrance and travel down the unclassified road (U1095) to the junction with Sturdy House Lane. The vehicles will then turn left onto Sturdy House Lane and then left onto Stoneygate Bank. This route will take them through Ravensworth and then along either New Lane or Waitlands Lane where they can turn left onto the A66. This route, including the left turning onto the A66 will take the vehicles back to Stainton Quarry where the stone will be processed.

4.11 Any vehicle carrying walling or landscaping stone, which doesn't need to go to Stainton Quarry, will turn right out of the quarry onto the U1095. They will then turn left onto Sturdy House Lane and then right onto Springs Lane. This route will take them through Richmond where they can turn left onto the main road network and to Scotch Corner.

Compound / Stockpiling Area

4.10 The stocking and loading area will be within the existing quarry void; it will be approximately 70 metres by 30 metres. It will consist of a platform, created by levelling existing material, that will be used for the loading of vehicles and the storage of block and other stone for export from the site.

4.11 It will also include a cabin to include welfare facilities and a storage container for the storage of necessary equipment.

4.12 The crusher and screener will be located next to the working faces, in the voids in Phase A, B and C, rather than on the compound and stocking area.

Plant and machinery

4.13 The following plant and machinery will be used on site:

- Volvo tracked excavator. This this will be in use most days. It will be used for the mechanical extraction of the block from the faces and for loading stone onto the wagons.
- Hyundai loading shovel. General loading activities and movement of material around the site.
- A manitou telehandler. This will be used for moving large blocks of stone.
- Finely 883 Reclaimer screen and Metso 105 mobile crusher. This will be used intermittently, approximately 1 day a week, to crush and screen the waste stone.

Working hours

4.14 The site will be worked during daylight hours as follows:

- Monday to Friday 0700 to 1800
- Saturday 0800 to 1300
- No working on a Sunday, Bank or Public Holiday

During the winter months the working hours will be less as they will be restricted to daylight hours.

Site Working and phasing

4.15 The site will be worked in a phased manner as follows:

Initial Site Set-up (3-6 months)

4.16 This initial phase is based on erecting a fence around the site and constructing the vehicular access and stockpile platform in the quarry void. A stockproof fence will be erected around the perimeter of the application site. This will exclude public access to the site for health and safety reason.

4.17 The footpath to the north of the site will need to be temporarily diverted during the workings. It will be diverted to a route to the south and west of the site as shown on the Footpath Diversion Plan (Drawing 19-1030-SQ-L-004)

4.18 The initial works will involve the creation of the vehicular access into the site as shown on Phase A Phase Working Scheme (Plan GQW2-1). This will involve the following:

- Widening the existing vehicular access into the site and rebuilding the existing stonewall, that is to the east of the site and adjoins the public highway, as necessary.
- Construction of the initial stretch of access track into the void including creating the cutting into the field and the existing quarry void. This will involve the removal of a small number of trees and shrubs to the south of the quarry.
- The material removed through the creation of the cutting will be used to create a screening bund to the north of this road. This will be supplemented with material from within the quarry.
- The outer faces will be seeded with a general purpose meadow/grazing mix such as Emorsgate EG26 or EM10. The inner faces will be topped with soil stripped from the centre of the quarry, around Target Note 10 as identified in the Preliminary Ecological Appraisal and allowed to regenerate naturally.
- The clearance works will then be undertaken in the existing quarry void to create access into Phase A and the compound/ stockpiling platform as shown on Plan GQW21-1. Any existing waste material in the void, and any waste material from the road construction will be used to create the stockpiling platform. It may also be necessary to import a small amount of clean cohesive material in order to complete these works and surface the area. It is estimated that approximately 4000 m^3 of such material may be required.

- Any usable block stone, or walling stone, from these clearance works will be separated out and exported for sale.
- The west/ east batters of the ramp and access road going into the quarry void will then be seeded with an appropriate grass mix such as the one referred to above.

4.19 An area of land that sits in between the quarry void and the stone wall that forms the eastern edge of the site will be isolated from the rest of the field. This area will either be subject to low level grazing, or it will be cut for hay once every few years to prevent the vegetation becoming coarser. Any bracken from this area will be removed. In addition, a belt of trees and shrubs will be planted along the eastern wall to supplement and enhance the existing hedgerow

Phase A (6 months – 4 years)

4.20 This phase will see extraction works commence in Phase A. Works will commence by removing overburden from Phase A and this will be used to create a screening mound to the north-east of the site and to supplement and raise the existing spoil mound to the north of the site. These works will increase the height and assist in screening the site. Work will then proceed to extract the stone and infill the resulting void back up to land level and seed the new ground to compliment the adjacent grassland and wildlife habitats. The works will involve the following:

- Remove and store the soil and top substrate stripped across the whole of Phase A.
- Remove the overburden from the working area. The remainder of the overburden will be used to create the screening mound to the north east of the site as shown on Plan GQW21-1. This bund will sit in between the site working and Quary House and reach a height of 250 metres AOD. It will also be used to raise the height of the existing mound to the north of the site as shown on Plan GQW21-1 to screen the quarry void. The bunds will be constructed to achieve an uneven and natural appearance, similar to the bunds in situ at present.
- These screening bunds will then be covered with the stockpiled soils from Phase A and the outer faces, which face north, seeded in the first available planting season with an appropriate seed mix such as the Emorsgate EG26 or EM10 to ensure they ‘green up’ quickly. The inner faces will be allowed to revegetate naturally.
- In order to assist in site screening, following the removal of approximately 3 metres of overburden from the southern boundary of Phase A has taken place, the southern and eastern edges of the quarry void will be regraded from a 90-degree slope to a 45-

degree slope by removing the very top of the quarry face. Any available soils will be spread over this slope and seeded as soon as possible using the Emorsgate mixes, or similar, as detailed above.

4.21 Following the initial works in Phase A then extraction of the sandstone will proceed down to a depth of 243 metres AOD.

4.22 Any residual overburden or unusable waste stone will be used to backfill the void and restore the site. The backfilling and restoration works will happen from north to south and follow the working face.

Phase B (4 years to 10 years)

4.23 When extraction works have finished in Phase A then they will continue in Phase B. The overall aim is to construct the screening bund to the north of this phase, extract the sandstone and use the overburden from this phase to restore Phase A up to land level. Any additional overburden will be used to backfill the void in Phases B to C from north to south as works continue. The works will continue as follows as shown on Plan GQW21-2:

- The soil and top of the substrate will be removed from a working area (this may not be the whole of Phase B) and used to completed restoration works in Phase A.
- The overburden will be removed from the working area and used to create the screening bund to the northern edge of Phase B and C. This bund will then be covered with the retained soils; the outer faces will be seeded with an Emorsgate mix of seeded and the inner face allowed to regenerate naturally.
- Excavations will continue down to a level of 243metres AOD
- When the bunds to the north of Phase B and C have been finished the restoration of Phase A will be completed with the remainder of the overburden.
- Works will then proceed in Phase B. At the point at which a 3metre depth of overburden has been removed from the south of Phase B excavation slope will be reduced to a 45-degree angle rather than a 90 degree angle to allow it to be seeded in a similar manner to Phase A.

Phase C (11 years to 15 years)

4.24 Works will continue as in Phase B. At the point at which a 3metre depth of overburden has been removed from the south of Phase B then excavation slope will drop to a 45-degree angle rather than a 90 degree angle to allow it to be seeded in a similar manner to Phase A.

Restoration

4.25 Overburden and any waste material created through the excavations in Phase A will used by used to create the screening bunds but then it will used to restore Phase A as works progress.

4.26 As works start in Phase B the screening mounds will be created as a priority and then the overburden will be used to finalise the restoration of Phase A.

4.27 Restoration of Phase B and C will continue from north to south.

4.28 At the end of the life of the site, the screening mounds to the far north of the site will be reduced in height to open up views from the footpath but allow some of the established habitats to be retained. The small screening bund to the north of the vehicular access will be removed and the soils used to complete the restoration of area in the site. The small screening bund to the north of Phase B and C will be retained to protect the grassland and heathland beyond it.

4.29 The right of way will be returned along its original route at the end of quarrying.

5.0 POLICY CONTEXT

5.1 The application will need to be assessed against national and local plan policy. The National Planning Policy Framework (NPPF) as amended in July 2021, sets out policies and guidance for the drafting of Local Plans and the determination of all planning applications. The National Planning Practice Guidance (NPPG) published in March 2014 provides further guidance to support the policies in the NPPF.

5.2 Local Plan policy is set out within the following documents:

- North Yorkshire Minerals Local Plan adopted December 1997 (NYMLP)
  The North Yorkshire Minerals Local Plan, adopted December 1997, is one of the adopted plan for the area and a number of policies within this document have been 'saved' and should be considered in relation to the determination of any planning applications. Paragraph 219 of the NPPF states that 'due weight' should be given to these policies according to their degree of consistency with this framework.

- Minerals and Waste Joint Plan for North Yorkshire County Council (MWJP) Adopted February 2022. This is the adopted development plan document for the area.

National Planning Policy Framework

5.3 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and this is at the heart of the framework. Paragraph 11 states that in relation to decision taking this means:

> *(c) Approving development proposals that are called with an up to date development plan without delay; or*

5.4 The recent adoption of the Minerals and Waste Joint Plan means that this development should be approved in accordance with the policies in this adopted plan.

5.5 Chapter 16 of the NPPF relates to building a strong, competitive economy. Paragraph 84 states that policies should support economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development. This paragraph sets out the following in relation to plan policy (only the relevant bullet points have been included here):

- *Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and new buildings*
- *Promote the development and diversification of agricultural and other land-based rural businesses.*

5.6 Section 17 of the NPPF sets out specific policies in relation to the supply of minerals. In particular Paragraph 211 requires that great weight should be given to the benefits of mineral extraction and including to the economy. In particular, the following criteria are relevant:

> *'(b), ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effects of multiple impacts from individual sites and/or number of sites in a locality.*
>
> *(c), ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source and establish appropriate noise limits for extraction in proximity to noise sensitive properties.*
>
> *(e), provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances.*
>
> *(g), Recognise the small/scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the duration of planning permissions reflecting the intermittent or low rate of working at many sites.'*

National Planning Policy Guidance

5.7 National Planning Policy Guidance Minerals provides detailed guidance in relation to assessing the environmental impact of the extraction of minerals and particularly relevant to this proposal is the guidance in relation to noise, dust and air quality. In relation to noise, it defines '*short term'* and '*normal'* operations and sets out noise limits for each type of operation. For 'normal' operations' during normal working hours (0700-1900) it states that the noise limit at the noise sensitive property should not exceed the background noise level (LA90,1h) by more than 10dB(A) and in any event, the total noise from the operations should not exceed 55dB(A) LAeq, 1h (free field). For 'short-term' operations, for activities such as

soil stripping and the construction and removal of baffle and soil storage mounds which would bring longer-term benefits to the site and its environs, then a temporary increase in daytime noise limits of up to 70dB(A) LA eq 1h, for periods of up to 8 weeks in a year, may be acceptable

5.8 The NPPG also sets out guidance in relation to dust and air quality. A dust assessment should be considered if dust emissions are likely to arise. In relation to air quality, a 'Site Assessment Flow Chart' is included in the NPPG, and this indicates the occasions where an air quality assessment should be undertaken.

Adopted Plan Policy

5.9 There are no saved policies in the NYMLP relating to the principle of this development, but there are a number relating to the environmental impacts of the proposed extraction of the sandstone. These policies cover such issues as Nature Conservation and Habitat Protection (policy 4/6A), Water Protection (policy 4/10), Traffic Impact (policy 4/13), Local Environment and Amenity (policy 4/14), Public Rights of Way (policy 4/15), Ancillary and Secondary Operations (policy4/16), Restoration to Agriculture (policy 4/18), Progressive restoration (policy 4/19) and Aftercare (policy 4/20).

5.10 There are a number of policies in the recently adopted MWJP for North Yorkshire which relate to both the principle and operational aspects of the development.

5.11 Policy M15: Continuity of Supply of Building Stone. This policy relates to quarries producing stone for roofing, walling, flagstone or ornamental purposes and such as Gayles quarry. The policy includes 4 main criteria of which only the first 2 are relevant. Criteria (1) includes 6 sub-criteria of which only one is relevant (criteria (iii)) as follows:

(1) In order to secure an adequate supply of building stone, proposals will, where consistent with other policies in the Joint Plan, be permitted for;-

(iii) The re-opening of former building stone quarries;

The second criteria is also relevant and is as follows:

(2) Proposals for the supply of building stone should be supported by evidence to demonstrate the contribution that he stone proposed to be worked would make to the quality of the built an /or historic environment int eh Plan area and/or to meeting

important requires for building stone outside the area. The scale of the proposal should be consistent with the identified needs for the stone.

5.12 Chapter 9 of the MWJP sets out polices in relation to the determination of all minerals and waste applications. Policy D01 sets out the presumption in favour of sustainable minerals and waste development.

5.13 Policy D02: Local Amenity and Cumulative Impacts. This policy relates to the impact any proposal would have on the amenity of the surrounding area. It states that:

(1) Proposals for minerals and waste development … will be permitted where it can be demonstrated that there will be no unacceptable impacts on the amenity of local communities and residents, local businesses and users of the public rights of way network and public open spaces, including as a result of:

- *noise,*
- *dust,*
- *vibration,*
- *odour,*
- *emissions to air, land or water*
- *visual intrusion*
- *Site lighting*
- *Vermin, birds and litter*
- *Subsidence and land instability*
- *Public health and safety*
- *Disruption to the public rights of way network*
- *The effect of the development on opportunity for enjoyment and understanding of the special qualities of the National Park*
- *Cumulative effects arising from one or more of the above at a single site and/ or as a result of a number of sites operating in the locality*

(2) Applicants are encouraged to conduct early and meaningful engagement with local communities.

5.14 Policy D03: Transport of Minerals and Waste and Associated Traffic Impacts relates to the vehicles on the road as a result of such mineral and waste developments.

5.15 Policy D06: Landscape. This includes 4 criteria of which the first states:

(1) All landscapes will be protected from the harmful effects of development. Proposals will be permitted where it can be demonstrated that there will be no unacceptable impact on the quality and/or character of the landscape, having taken into account any proposed mitigation measures.'

The other criteria are not relevant as they relate to internationally, nationally and locally designated sites.

5.16 Policy D07: Biodiversity and Geodiversity. This policy includes a total of 8 criteria. Criteria (1) states:

(1) Proposals will be permitted where it can be demonstrated that, having taken into account any proposed mitigation measures, there will be no unacceptable impacts on biodiversity or geodiversity. The level of protection provided to international, national and locally designated sites are outlined in parts (2) to (8) (These are not relevant as the site is not in any such designated site)

The other criteria are not relevant as they relate to internationally, nationally and locally designated sites.

5.17 Policy D08: Historic environment. This policy includes 3 parts and Part (1) states that mineral developments will be permitted that conserve the significant of the areas' heritage assets including their setting.

5.18 Policy D10: Reclamation and After Use. This policy includes 2 parts and Part (1) requires restoration to be carried out to a high standard and be appropriate to the scale and location of the development. It includes a total of 7 criteria and criteria (v) and (vi) are relevant:

(v) 'Made the best use of on-site materials for reclamation purposes and only relying on imported waste where essential to deliver a high standard of reclamation:

(vi) provide for progressive, phased restoration, where appropriate, providing for the restoration of the site at the earliest opportunity in accordance with an approved timescale'

Part (2) of this policy sets out 9 criteria in relation to a more targeted approach to minerals and restoration where appropriate. It should be noted that criteria (viii) states the following:

(viii)Achieving significant net gains for biodiversity which help create a coherent and resilient ecological network. Where practicable, proposals should contribute significantly to the creation of habitats of particular importance in the local landscape seeking to deliver benefits at a landscape scale. …

5.19 Policy D011: Sustainable Design, Construction and Operation of Development. This policy includes two parts: Part (1) includes a total of 10 criteria for sustainable development, including appropriate planting within the site and Part (2) includes 3 criteria for operating a development in a sustainable manner.

6.0 ASSESSMENT OF MATERIAL PLANNING CONSIDERATIONS

Principle of the Development

6.1 This proposal is for a small-scale building, walling and landscaping stone quarry to provide a local sandstone to be used in new build and other construction projects in the local area. The working of the quarry will be daily, but certain activities, such as the crushing and screening of the smaller blocks of sandstone will be intermittent and depending on demand for the product.

6.2 Paragraph 211 of the NPPF states that great weight should be given to the benefits of mineral extraction including the economy of the area. Criteria (g) in this paragraph is relevant and recognises the small-scale nature of such quarries and that a flexible approach needs to be taken to the duration of the such sites. The reopening of this small building and landscaping stone quarry will ensure the continued employment of those at Stainton Quarry and provide materials for the construction industry.

6.3 In relation to local plan policy, there are no 'saved' policies in the adopted NYMLP. Policy M15 of the adopted MWJP relates to building stone operations. Part (1) of this policy supports '*proposals for the re-opening of former quarries and the opening of a new building stone quarry'*. This proposal clearly complies with this as the application relates to the reopening of Gayles Quarry, which is a former building stone quarry. Part (2) requires that applications should be supported by evidence in relation to the need and requirements for the stone. Information on the type of sandstone at Gayles Quarry and the similarities it has to the stone from Stainton Quarry is set out in Chapter 3 of this Statement. It is clear that the stone is a suitable alternative to this existing sandstone and that it can replace the stone from Stainton Quarry as reserves dwindle there. The scale of the operation has been modelled on the existing operations at Stainton Quarry as it will directly replace the stone from this quarrying operation. Overall, it is concluded that the principle of the reopening of this quarry is acceptable under both national and local plan policy as this proposal represents the re-opening of an old sandstone quarry in order to provide a replacement for an existing sandstone in the area. Policy M15 also requires the environmental impacts the proposal development to be acceptable and accord with the policies in the adopted and emerging local plan and this is assessed below.

Impact on landscape and visual amenity

6.4 A Landscape and Visual Impact assessment by Barton Howe Associates accompanies this planning application. This assesses the impact that the proposed development will have on the landscape character of the area and the visual amenity of adjacent land users.

6.5 The Landscape Character Assessment has identified a study area around the site. The site itself is within the National Character Area (NCA) 21: Yorkshire Dales, but the study area includes two other NCA areas. The assessment also takes into account the Regional Landscape Character Assessment (LCA), undertaken on behalf of NYCC in 2011 and the study area include three different landscape type areas defined within this study. The site itself is within LCT 13 Moors Fringe. The assessment considers the character of the area, as set out within these 2 documents and the impact that the scheme may have on landscape features in this area. This assessment identifies the sensitivity of the landscape, the magnitude of the impact and the resulting level of effect on the landscape. The conclusion is the sensitivity of the area is *medium to high* and the magnitude of the impact of the overall scheme is *medium* resulting in a *moderate adverse* impact during the site operations. The assessment identifies that the impact is temporary and would result in a negligible loss of characteristic features. Upon restoration, any residual effects of the scheme are likely to be reduced, however it is acknowledged that the restoration contours would differ from the original topography, but it would reflect the bumps and hollows within the wider landscape, resulting in overall *minor adverse* effect on restoration.

6.6 The policies within Paragraph 211 (b), of the NPPF states that there should be no unacceptable adverse impacts on the '*natural and historic environment* '. This wording is then reflected in the policies in the emerging North Yorkshire Minerals Local Plan as Policy DO9 states that '*proposal will not be permitted where it can be demonstrated that there is no or unacceptable impact on the quality or character of the landscape'.* The conclusion of the LVIA, in relation to landscape character, is there will be a 'minor adverse' impact on the overall character of the landscape. This is not considered to be an unacceptable impact as defined in both national and local planning policy and therefore the impact on the landscape character of this development is considered to be acceptable.

6.7 The LVIA includes a visual assessment undertaken from publicly accessible viewpoints including the local highway, footpaths, residential areas and public open spaces. The site is visually contained to the south by virtue of the rising land; the visual horizons are closely drawn to the south, west and east, but there are more distant visual horizons to the north

east, north and north west. Overall, views are limited to points to the north east due to the nature of the surrounding landscape.

6.8 The visual assessment identifies the sensitivity of the receptor, the magnitude of effect and this is then used to assess the level of the effect on these identified receptors.

6.9 The closest residential property, Quarry House, located to the north east of the site, residents would experience a *major adverse* effect, over a small period of time during the construction of the screening bund to the north east corner of the site. Following the completion of the screening bund this effect is reduced to a *moderate adverse* effect, as deeper excavations will be screened by the intervening landform and vegetation. There is the potential for '*moderate adverse'* effects, when the site is established, from residential receptors in Ravensworth (28 and 34 to 48 The Green and Tofter House) due to their location and origination in relation to the site. However, the site will be viewed against the rising land to the south of the site and therefore the overall visual effect is *minor adverse*.

6.10 There is a public right of way (PROW20.32/5/1) that runs immediately to the north of the site, and it is considered that there would be a '*major adverse'* effect upon this footpath due to the close proximity of the operations to the route. This footpath would need to be diverted during the course of the operations, to the south of the site, however this would still afford views of the site. It is considered that there will be a mix of *'moderate and minor adverse'* effects on other footpath routes within the area. In relation to highways, a number of locations have been identified and the effect ranges from *minor adverse to 'negligible' adverse*. Views from parks, commercial and community facilities have also been assessed including Ravensworth Primary School and Ravensworth Castle and and there may be a *minor adverse* effect on these receptors. From the nearby Foxhall Caravan Park, it is considered that there would be a '*minor adverse'* level of effect during the temporary construction works to create the internal site access and screening bunds may be visible.

6.11 The policy in paragraph 2011 (b) of the NPPF requires that there is no unacceptable adverse impact on the natural environment and local plan policy and in the emerging local plan (NYMWP), Policy D02, states that there should be no unacceptable impact on visual intrusion. The conclusion of the Visual Impact Assessment is that the majority of the impacts on community facilities and commercial facilities are minor and would certainly not be considered to be unacceptable. It is acknowledged that there will be a major adverse impact on the public right of way due to its close proximity to the site. However, in planning terms,

this will be for a short section of footpath within the wider network and therefore overall, the impacts are not considered to be unacceptable in planning terms.

6.12 Quarry House is the closest property and may be likely to experience the greatest impact and the site is identified as having a 'major adverse' for a short period of time while the construction of the screening bund to the north east of the site is undertaken. This screening bund has been incorporated in order to minimise the impact on the residents by virtue of screening the site from view. In addition, the working of the site, and the additional planting that is proposed, will assist in screening the overall workings in the long term. In relation to the properties on the edge of Ravensworth, the assessment is based on the worst case scenarios of site establishment and, following completion of the bunds and the seeding of the slopes, the site will be less prominent with extraction activity screened from view. Overall, the impact of the site, during the initial site set up phase, would have the greatest impact on visual amenity however this will be for a short period of time, potentially up to 12 months, beyond this as the planting and seeding becomes established, and the work continues at depth in the quarry void, the visual impact will be reduced. For these reasons, it is not considered that the visual impact of the proposed development will be unacceptable in terms of both national and local policy. Overall, it is considered that the landscape and visual impact of the scheme accords with Paragraph 211 of the NPPF and Policies D02 and D06 of the adopted MWJP.

Impact on Historic Environment

6.13 The Archaeological Desk Based Assessment and Heritage Statement (ADB & HS) concludes that there is no direct evidence for prehistoric or Roman activity at the site. The site was part of Gayles Common in the medieval period and was probably used for farming. No archaeological resources from a previous period will survive in the existing void and in the surrounding area due to the ground disturbance. The Geophysical Survey picks up evidence of ridge and furrow farming structure immediately to the south of the site.

6.14 The Heritage Statement (HS) assesses the evidential historic and communal value of Ravensworth Castle as a Grade 1 listed structure and monument. The development would have no direct impact upon this and a negligible impact on its setting.

6.15 In relation to the Gayles Conservation area, the HS concludes that the village is largely hidden and secluded in most views from site by the surrounding landscape and therefore

neither the heritage value or the setting of the Conservation Area would not be impact on by virtue of these proposals.

6.16 Overall, it is considered that the proposed development has been prepared in accordance with Paragraphs 194 to 195 of the NPPF. The conclusion of the ADB &HS is there are no archaeological remains that require preservation in situ and the proposed development would not have an adverse impact on the setting of identified heritage assets. It is therefore considered to accord with Paragraph 211 Criteria (b) of the NPPF and Policy D08 of the MWJP

Impact on wildlife and wildlife habitats

6.17 The Preliminary Ecology Appraisal (PEA), undertaken by RDF Ecology has surveyed and assessed the wildlife and wildlife habitats within the site. The site is not covered by any statutory nature conservation designations and there are none within 3km of the site. There are no locally designated Sites of Importance for a Nature Conservation (SINC), but there is a deleted site 'Priest Gill' immediately to the east of the site that is based on the hedgerow that runs along the east of the site. The survey work undertaken by RDF Ecology identifies the variety of habitats on the site, including dense scrub, trees and a variety of different grassland habitat; the most important of these is the semi-improved acid grassland which exists in the quarry base and an area of semi-improved grassland (including a small area of heathland) to the north west of the site. The surveys have also identified that there are no protected species, like bats, badgers or amphibians, or other such species within the site that will be disturbed as a result of the proposed development.

6.18 The aim is to retain the majority of the semi-improved acid grassland (approximately 72%, as calculated by RDF Ecology) during the course of the quarry operations as it sits outside the site. The area identified as semi-improved acid grassland (and the heathland) to the north west of the site will be largely retained, but a small area of the grassland will be a lost to accommodate the construction of a screening bund to the north of Phase B and C. However, the screening bunds will be soiled with the soil from this area and an appropriate seed mix to try and replicate the adjacent grassland. This bund will remain in situ following site restoration.

6.19 The aim is also to use the substrate from the base of the quarry, that has been identified as acid grassland (Target Note 10 in the PEA), to enhance the topsoil layer of the screening bunds around the quarry. The aim of this is to use the seedbank and the substrate in order

to allow the northern slopes of the bunds to replicate the nature of the grassland in the quarry void.

6.20 It is clear from this assessment that there are no statutory or non-statutory designated sites of wildlife importance either within the site, or within close proximity to the site, which could suffer any type of impact from this development. There is a deleted SINC to the east of the site and the aim of the restoration scheme is to enhance the hedgerow along this perimeter for the benefit of the landscape and wildlife. The site operations and restoration scheme include reusing soils from within the site and retaining some of the bunds, following site restoration, to increase the semi-improved acid grassland within the site. In addition, there are no identified adverse impacts on protected species. The proposal is therefore considered to accord with Paragraph 211 criteria (b) and (e) of the NPPF and Policy D07 and D010 of the adopted MWJP

Impact on ground and surface waters

6.21 A Hydrological and Hydrogeological Assessment (H&H Assessment) was undertaken by DAB Geotechnics Ltd to support this application. This has assessed the impact of the proposed development on ground and surface water courses. At the present time, the existing quarry void has a low point at 243m AOD, the quarry void is dry and there is no sitting water within the quarry void. There is an existing well on the site and the levels of water within the well are at approximately 242m AOD within the well; the proposal is therefore to extract the stone to a depth of 243m AOD in order that all extraction is above the water table. This will ensure that there is solid rock in between the extraction and the water table. As all of the operations are undertaken above the water table, there is no requirement to de-water the workings and consequently, there will be no 'drawdown' and impact on the level of the water table. The continuation of workings above the water table will also prevent pollution entering into the ground water. The springs that supply the license and unlicensed obstructions within the area are all located in horizons that underlie the proposed quarry workings and in separate fault blocks to the south east. It is therefore concluded that it is highly unlikely that the water supplies will be impacted upon by this development.

6.22 The site is within Flood Zone 1 as defined by the Environment Agency and it is therefore not considered to be at risk of flooding. The site is on the north facing slope of a ridgeline and the natural drainage of water is in a north easterly direction. There are a number of small water courses which discharge in a north easterly direction (such as Priest Gill and Throstle Gill) to larger water courses to the north of the site. The surface water runoff from within the

working area will collect within the excavations from where it will be allowed to infiltrate into the bedrock. The surface water from undisturbed areas to the south of the quarry will be directed away from the quarry workings by virtue of cut off ditches and the water allowed to soak away naturally into the surrounding fields. If it becomes apparent that there is formal field drain, in the field to the south of the site, then this will be blocked in order to ensure that the surrounding grassland remains damp, as it is now. This is in accordance with the Preliminary Ecology Appraisal that seeks to retain this damp grassland.

6.23 The loss of catchment area, associated with the nearby streams, is not considered to have an adverse impact on the surface water environment. In particular, the natural drainage at the quarry site is towards the north-east and not towards Park Wood, an area of ancient woodland, therefore the proposed quarrying should not have an impact on the hydrology of this woodland. Overall, it is considered that the proposed development is in accordance with Policy 4/10 Water Protection of the adopted MYMWP and Policy D02 of the recently adopted MWJP

Impact on amenity of surrounding area

Noise

6.24 A Noise Assessment (NA) was undertaken by Northern Environmental and Monitoring Services (NEMS) to assess the impact of the proposed workings on nearby noise sensitive receptors. Quarry House, at approximately 100 metres from the north -east site boundary, is the closest residential property to the site. The Noise Assessment has identified the noise in relation to both '*short term'* and '*normal'* operations as set out in national and local plan policy. The background noise level at the site was established by undertaking background monitoring on 2 occasions and the monitoring of the sound power levels from the proposed machinery at Stainton Quarry.

6.25 The background noise monitoring demonstrates that this is a quiet rural area with background noise levels at 36-37dBA and the sound power levels from the proposed machinery is set out in Table 3.6 of the NA.

6.26 In relation to '*short term'* operations, a bund to the north-east of the site will visually screen the site and act as a noise attenuation barrier to Quarry House. The noise from the construction of this bund is estimated at 61 Laeq and this is below the 70 Laeq which is set as a maximum noise limit in national and local plan policy for such short term operations. In relation to '*normal'* operations the majority of the operations, particular the extraction of the sandstone and any screening or crushing, will be undertaken within the quarry void which is,

and will be, enclosed by the quarry face. The NA demonstrates that the noise associated with the extraction is likely to be less than the background level and is therefore unlikely to be audible. The noise associated with the screener and crusher would be approximately 6dBA above the background; national and local plan policy states that noise from 'normal' site operations should be no more than +10dBA above background and this is therefore well within these limits. Finally, the screener and crusher will only be operational one day a week and therefore this noisier operation is not one that will occur every day.

6.27 Overall, it is considered that the noise levels from the proposed development accords with national policy and guidance and local plan policy D02 of the MWLP.

Dust

6.28 Any mineral operation may result in dust and particulate matter being released into the atmosphere. Dust is defined as particulate matter above 30µm (microns) in size which collects as visible dust on surfaces such as window ledges and paintwork. In the UK long term deposited dust nuisance has been identified as typically around 200mg/m^2 per day, averaged over a monthly period. Smaller particles may be released into the atmosphere, particularly PM_{10} and $PM_{2.5}$. The UK Air Information Resource, published by DEFRA, shows the average level of PM_{10}s in the area of the application is between 13µm - 17µm m^2 and $PM^{2.5}$ is less than 5µm m^2. The national level for particulate matter in the atmosphere, as originally set out in European documentation and now in national legislation, is for the average annual average of PM_{10} not to exceed 40µm per m^2 and for $PM^{2.5}$ not to exceed 25µm per square meter.

6.29 Dust and particulate matter may be released into the atmosphere from a number of different operations on the site including stripping of soils, the extraction of the mineral using excavators, the processing and the screening and crushing of the mineral, the loading of the mineral onto vehicles and for the vehicles travelling around the site and exporting the stone from the site. The prevailing wind direction is from the south west and dust and particulate matter is more likely to leave the site boundary on dry and windy days. Any larger dust particles (30 µm and larger) are likely to drop out of the atmosphere within 100 metres of source; particles between 10-30 µm in size will drop out of the atmosphere between 250-500 metres from sources and small matter can travel around 1 kilometre from source.

6.30 Good management and mitigation measures including the use of water and water bowsers in dry and windy weather to dampen down surfaces, will ensure dust emissions from the site are prevented and mitigated. A Dust Management Scheme is included with this application

and this sets out the potential source of dust and the management and mitigation measures that will be employed in relation to each site operation. In addition, the scheme also includes for the use of dust gauges around the site to allow the operator to monitor, identify and address any dust emissions from the site.

6.31 Research undertaken by Newcastle University in 1999 looked at the potential level of particulate release from open casting operations and concluded that the added no more than 2µm per square meter per day. Even if there is a small uplift in the number of PM10 and 2.5's the level of such particles in the atmosphere will not exceed European or national limits as set out in paragraph 5.28.

6.32 Overall, it is not considered that dust emissions from the site are likely to arise if the good management and mitigation measures, set out in the dust Management Scheme are adhered to. An Air Quality Assessment is not considered necessary in this instance as the Site Assessment Flow Chart in the NPPG doesn't indicate that one is necessary. Overall, it is considered that the proposed development accords with the national policies and guidance and also Policy D02 of the MWJP.

Impact on Local Highway Network

6.33 A Transport Statement has been prepared by Milestone Transport Planning Ltd on behalf of Stainton Quarry Ltd and it is appended to this Planning Application. The Transport Statement is based on discussions held over the last two years with Highways Officers from North Yorkshire County Council in relation to the numbers and routing of vehicles from the quarry. The proposed vehicular route from the quarry is aimed at limiting the overall impact on the highway network by avoiding using the road to the north of the site, limiting the number of vehicles exporting material from the site and only turning left onto the A66. The vehicles routing is as set out in paragraph 4.10 and 4.11 above and Figure 2 of the Transport Statement. The number of vehicles proposed per day is no more than 5 again to limit the overall impact on the road network.

6.34 The Transport Statement (TS) has also included a thorough assessment of the unclassified road (U1095) and Sturdy House Lane in order to identify any issues due to the proposed additional vehicle movements on this road. Mitigation measures are also included in the TS including vegetation clearing, the creation of passing places and verge repairs in order to address identified hazards. The traffic surveys undertaken to identify the number and speed of vehicles on the road do not suggest any significant capacity or speed issues already exist

on the local highway network. In addition, there are no apparent road safety trends of particular concern in the context of this small development on either the local or of the major road networks. Overall, the TS has not identified any unacceptable impacts from the additional vehicles on the road network that cannot be mitigated and therefore it is considered that the proposed development accords with National and Local Planning Policy and particularly Policy D03 of the MYJP.

7.0 CONCLUSION

7.1 The principle of the development, that is the extraction of the sandstone from this existing abandoned quarry, is considered acceptable in both National and Local Plan Policy terms. In addition, the adopted MYJP supports the reopening of former quarries for the production of building stone and the information provided in the application identifies the type of stone and the markets that this particular stone would benefit.

7.2 Paragraph 211 of the NPPF sets out a number of criteria, of which 4 are relevant, for the consideration of applications for minerals development. The Landscape and Visual Impact Assessment, the Preliminary Ecological Appraisal and the Archaeological Desk-Based Assessment and Heritage Statement demonstrates that there will be no unacceptable impacts on the natural and historic environment. In particular, the LVIA demonstrates that there may be visual impacts from the operations, but these will be mitigated by the construction of the screening bunds, and, at restoration, these impacts will be further mitigated when the site is restored. In relation to biodiversity the report concludes that there are no international, national or locally designated sites or species impacted by the scheme and the working of the scheme has been aimed at enhancing biodiversity, using the screening bunds around the site, and any land that will not be worked. The Archaeological Assessment has demonstrated that there are no archaeological remains that should remain in situ and there will be no impact on the setting of heritage assets. Overall, the scheme accords with criteria (b) of paragraph 211 of the NPPF and relevant policies in the adopted MWJP for North Yorkshire

7.3 The assessment in relation to noise has demonstrated that the operations can meet guidelines as set out in National and Local Plan Policy. The Dust Management Scheme will ensure that good management and mitigation measures are employed to ensure there is no fugitive release of dust or particulate matter that may impact on human health and the local environment. Overall, the scheme accords with criteria (c) of paragraph 211 of the NPPF and relevant policies in the adopted MWJP for North Yorkshire

7.4 Finally, the site will be progressively restored over time and some of the screening bunds will be retained on restoration to retain any habitats that are established on these bunds and this is considered to accord with criteria (e) of paragraph 211 of the NPPF and relevant policies of the MWJP for North Yorkshire. Overall, it is considered that the proposed development complies with both National and Local Plan Policy, and as it complies with an adopted development plan, should be approved at the earliest opportunity.