

Joint Lancashire Minerals and Waste Local Plan

Site Allocation and Development Management Policies - Part Two



Text is available in large format on request

This document has been prepared by the Joint Authorities of Blackpool Council, Blackburn with Darwen Borough Council and Lancashire County Council

© the Joint Advisory Committee for Strategic Planning: Lancashire County Council, Blackpool Council, Blackburn with Darwen Council

Copies of this document are available from:

Lancashire County Council, Environment Directorate, PO Box 78, County Hall, Preston, Lancashire, PR1 0LD

Tel: 0845 053 0000

Email: enquiries@lancashire.gov.uk

Further details of the Local Plan, and to download this and other documents, please visit our web site www.lancashire.gov.uk/mwdf

এই ঠিকানায় অনুরোধ করলে এই রিপোর্ট ও প্রশ্নমালা উর্দু, গুজরাতি, বাংলা এবং পাঞ্জাবী ভাষায় অনুবাদের ব্যবস্থা করা যেতে পারে।

ઉર્દુ, ગુજરાતી, બંગાળી અને પંજાબી ભાષામાં આ રીપોર્ટ અને પ્રશ્નાવલીના અનુવાદનો પ્રબંધ, આ સરનામા પર વિનંતી કરવાથી થઈ શકશે.

ਇਸ ਰਿਪੋਰਟ ਦਾ ਉਰਦੂ, ਗੁਜਰਾਤੀ, ਬੰਗਲਾ ਅਤੇ ਪੰਜਾਬੀ ਤਰਜੁਮਾ ਅਤੇ ਪ੍ਰਸ਼ਨਾਵਲੀ ਇਸ ਪਤੇ ਤੇ ਮੰਗ ਕਰਨ ਤੇ ਮਿਲ ਸਕਦਾ ਹੈ।

اس پتے پر درخواست کرنے سے اس رپورٹ اور سوالنامے کا اُردو، گجراتی، پنجابی یا بنگالی زبانوں میں ترجمے کا انتظام کیا جاسکتا ہے۔

1.	INERT WASTE RECYCLING	4
	1.1 Scout Moor	5
	1.2 Lydiate Lane	7
2.	BUILT WASTE FACILITIES	9
	2.1 Strategic Sites	9
	2.1.1 Red Scar Industrial Estate	9
	2.1.2 Riversway	11
	2.1.3 Simonswood Industrial Estate	13
	2.1.4 Lancaster West Business Park	15
	2.1.5 Hillhouse Industrial Estate	17
	2.1.6 Whitebirk Industrial Estate	19
	2.1.7 Wolstenholme Bronze/Goosehouse Lane	21
	2.1.8 Lomeshaye Industrial Estate	23
	2.1.9 Altham Industrial Estate	25
	2.2 Local Waste Management Areas	27
	2.2.1 Lancashire Business Park	28
	2.2.2 Burscough Industrial Estate	30
	2.2.3 Pimbo Industrial Estate	32
	2.2.4 Hillhouse Waste Water Treatment Works	34
	2.2.5 Whitewalls Industrial Estate	36
	2.2.6 Walton Summit	38
	2.2.7 White Lund Trading Estate	40
	2.2.8 Heysham Industrial Estate	42
	2.2.9 Land at Roman Road	44
	2.2.10 Whitehills Park	46
	2.2.11 Heasandford Industrial Estate	48
	2.2.12 Salthill Industrial Estate	50
3.	ALLOCATING MINERAL SITES	52
	3.1 Dunald Mill Quarry	52
4.	TRANSPORT SCHEMES	55
	4.1 Dunald Mill - Access Road	56

4.2 Dunald Mill Quarry - Kellet Quarries Haul Route	58
4.3 Whinney Hill Link Road	60
4.4 Whitworth Quarry - Safeguarding New Access Road	62
4.5 Hillhouse Industrial Estate - Safeguard New Access Road	64
4.6 Lancaster West Business Park - New Junction	66
4.7 Heysham Dock Wharf	68
4.8 Railway Infrastructure	70
5. LANDFILL SITES	79
5.1 Springfields	80
5.2 Jameson Road Lagoons	82
5.3 Scout Moor Quarry	84
5.4 Whinney Hill Landfill	86

1 Inert Waste Recycling

Areas identified in this section are allocated under Policy WM4 for the use of facilities for processing and recycling inert wastes. The areas identified are working quarry sites and developments will be restricted to any existing time-limits or to other valid planning conditions (including agreed restoration schemes) that may apply to the sites.

The allocation delineated by the red line on the following plans marks the extent of existing quarrying permissions and proposals may not be appropriate in all parts of this area. Prospective applicants are encouraged to seek early advice from the planning department, taking account of the matters set out in the following sections.

1.1 Scout Moor

Site Location and Overview

Scout Moor Quarry (IWR1) is a working gritstone quarry located on moorland south-east of Edenfield and within the administrative boundary of Rossendale Borough Council. The quarry has permission to extract stone and benefits from long-term rights granted under a review of old mineral planning permissions in 2004.

The site is also allocated as a suitable location for inert landfill under Policy LF2 of this plan, with the expectation that proposals for inert waste recycling and inert landfill would help deliver the restoration of the quarry. Any proposals would be expected to be limited to the operational life of the mineral workings and its restoration.

Environmental Safeguarding

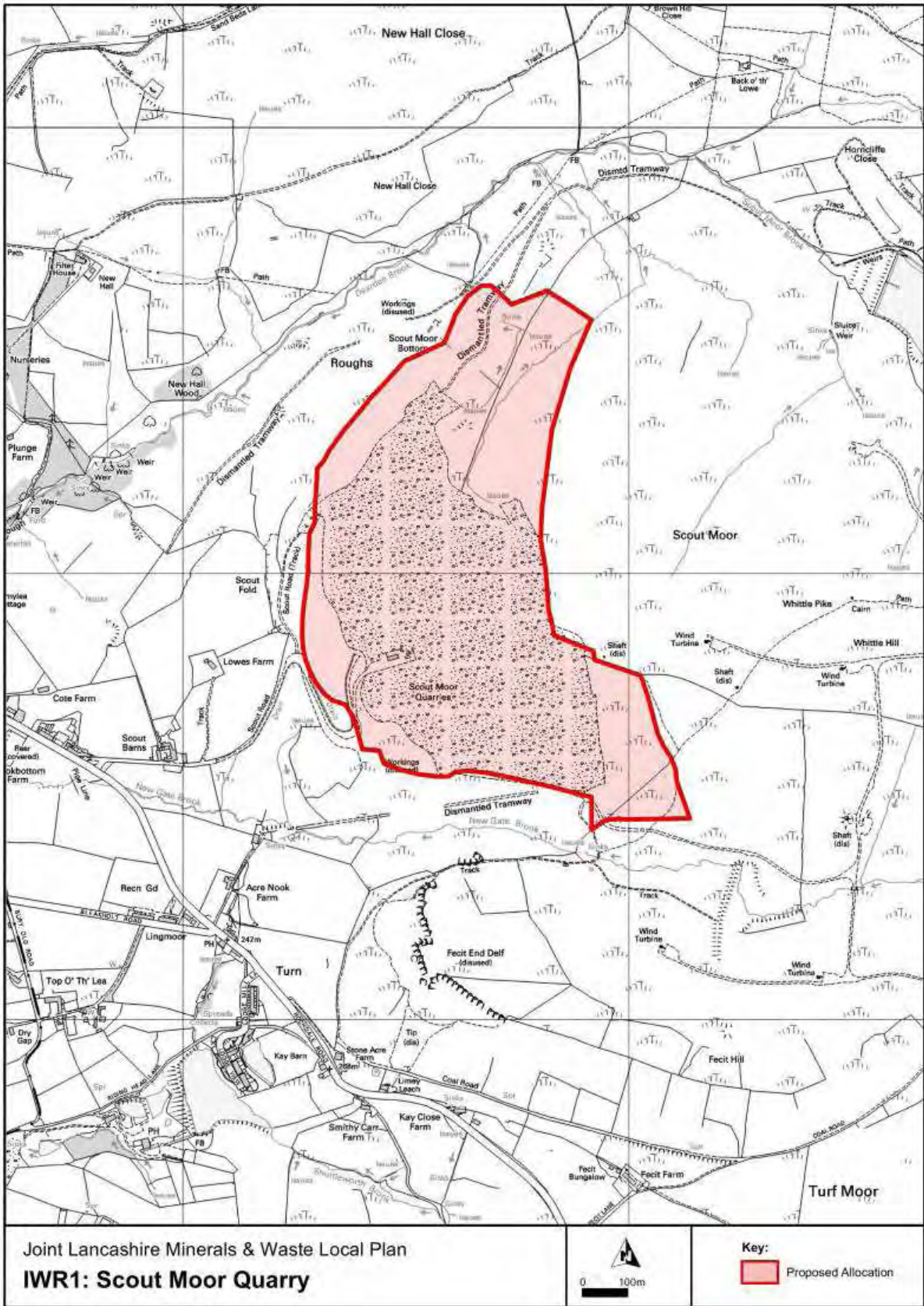
Inert waste recycling facilities and developments may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the minerals planning authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of more specific challenges, the allocated site is located in an area of significant environmental and cultural interest. These include several large areas of moorland and other semi-natural habitats designated as Biological Heritage Sites. There may also be habitats which attract protected bird species. It is likely, therefore, that proposals will be expected to avoid harm to these interests.

The area also has a range of recreational interests, most notably in terms of its footpaths and open access areas, and proposals will again be expected to support these interests and consider what screening or landscaping measures could be used to reduce unavoidable visual or noise impacts.

Transport problems also exist on the local road network and in Edenfield in particular. Applicants will be expected to demonstrate that these impacts can be minimised, which may include measures aimed at minimising the number of vehicle movements to within existing limits (for example, by utilising existing vehicles which may currently be unladen on certain journeys).

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also need to comply with the validation checklist for a relevant planning application.



1.2 Lydiate Lane

Site Location and Overview

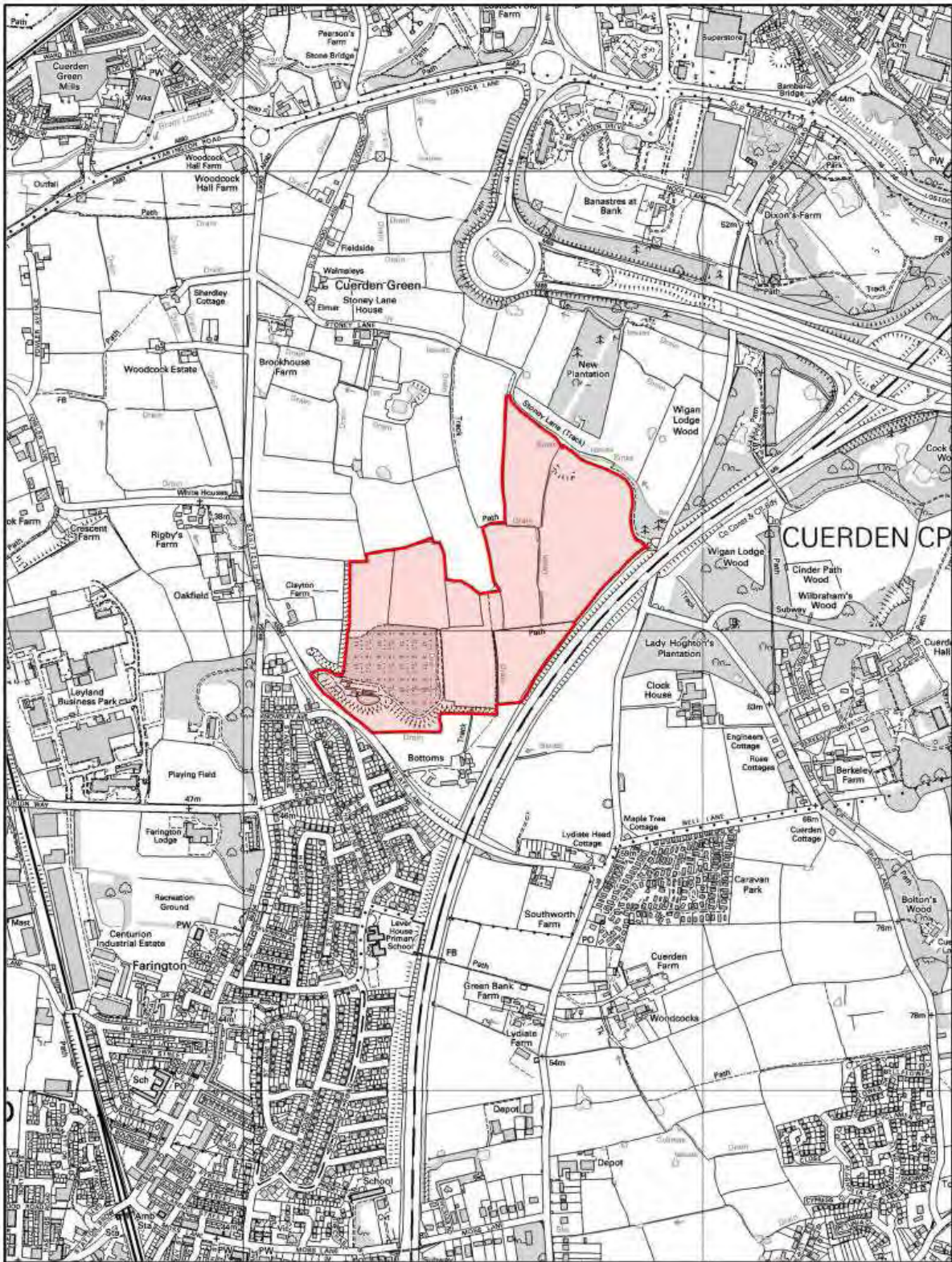
Lydiate Lane sandpit (IWR2) is a working sandpit located between Leyland and Bamber Bridge and within the administrative boundary of South Ribble Borough Council. The site also has permission to landfill inert waste and these quarrying and landfill operations are currently permitted until 2016, with restoration to agricultural land to be implemented by 2017.

Environmental Safeguarding

Inert waste recycling facilities and developments may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.


In terms of more specific challenges, there are also residential properties to the south-west of of the site and proposals would need to be able to demonstrate that the amenity and health of these communities (including by way of acceptable noise levels and dust emissions) could be protected. This may involve utilising existing screening or topographical features, or new and additional measures.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also need to comply with the validation checklist for a relevant planning application.



Joint Lancashire Minerals & Waste Local Plan
IWR2: Lydiat Lane Sandpit



Key:
 Proposed Allocation

© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320. 2010

2 Built Waste Facilities

2.1 Strategic Sites

Areas identified in this section are allocated under Policy WM2 for the built facilities for waste recycling, sorting and processing. The areas identified are existing industrial estates or land with a history of industrial activities. The types of developments that are likely to be acceptable in these areas are detailed in Appendix B. The allocations are distinctly separate from those in Section 2.2, which are intended for smaller scale waste facilities.

2.1.1 Red Scar Industrial Estate

Site Location and Overview

Red Scar Industrial Estate (BWF1) is a large industrial estate located between Preston and Grimsargh and within the administrative boundary of Preston City Council. The site includes industrial developments, storage and distribution units, and offices. The area is served by Junction 31A on the M6, which provides access to, and from, traffic from the south.

Part of the allocation includes land occupied by the former railway sidings of a nearby dismantled railway. This is safeguarded under Policy SA1 in this plan.

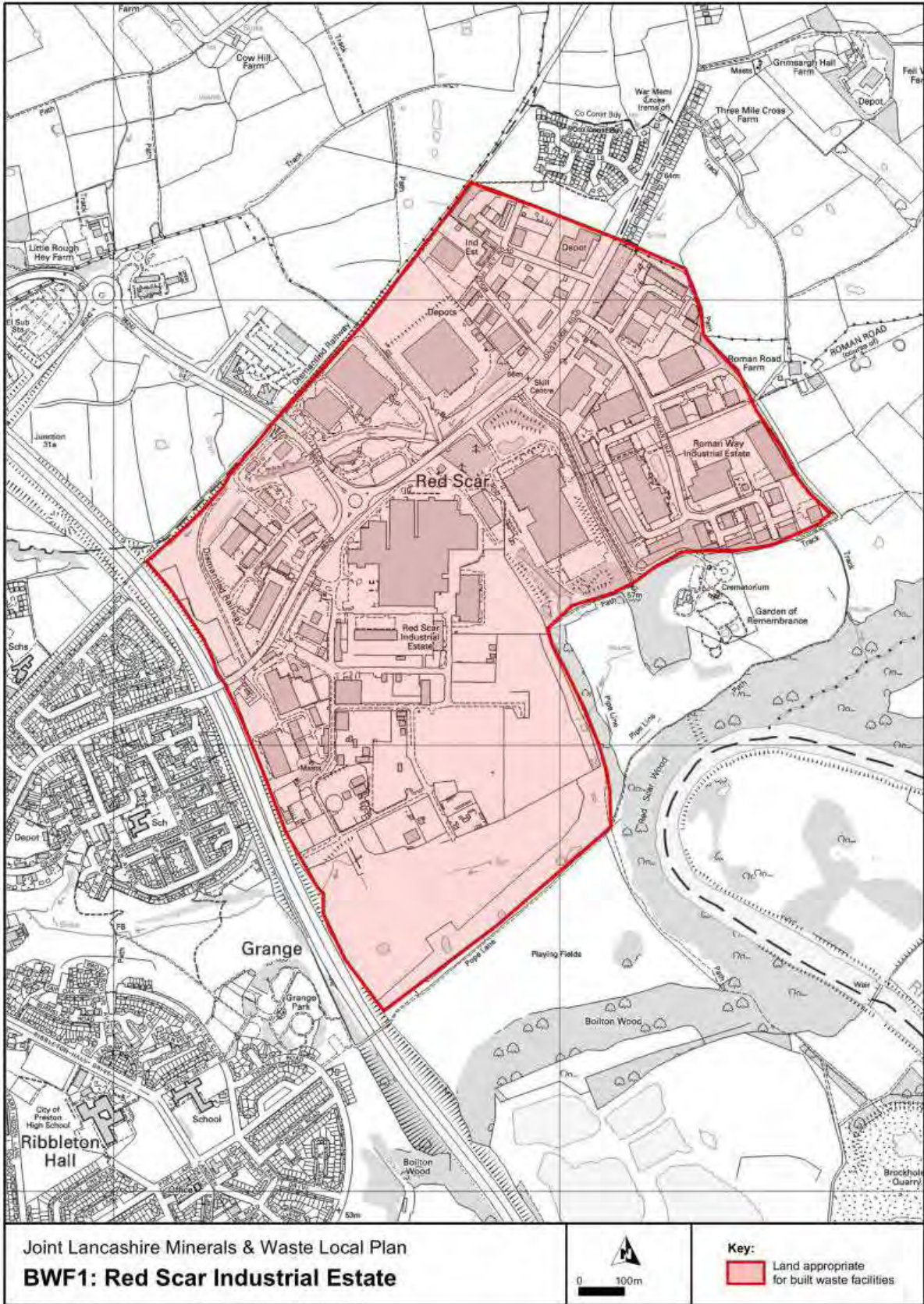
Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of more specific challenges, part of the site is designated as a Biological Heritage Site and is the subject of an ongoing ecological mitigation scheme, whilst the woodland to the south of the estate is designated as a Site of Special Scientific Interest (SSSI). Applicants will be expected (as a minimum) to demonstrate that proposals will not have an adverse effect on these areas of interest, particularly where proposals are located towards the south of the allocated area.

There is also likely to be significant new development on land immediately north of the allocation and traffic congestion along nearby roads (including parts of the M6) could become a significant problem. Proposals will require a transport assessment.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors, such as nearby residential properties. Applicants will also need to comply with the validation checklist for a relevant planning application.



2.1.2 Riversway

Site Location and Overview

Riversway (BWF2) is a mixed use industrial and commercial, with residential properties in the wider area. The site is focused around the Preston Dock and is within the administrative boundary of Preston City Council. The allocated area contains industrial and warehouse developments, and includes the new municipal waste transfer station and land allocated for a Park-and-Ride facility.

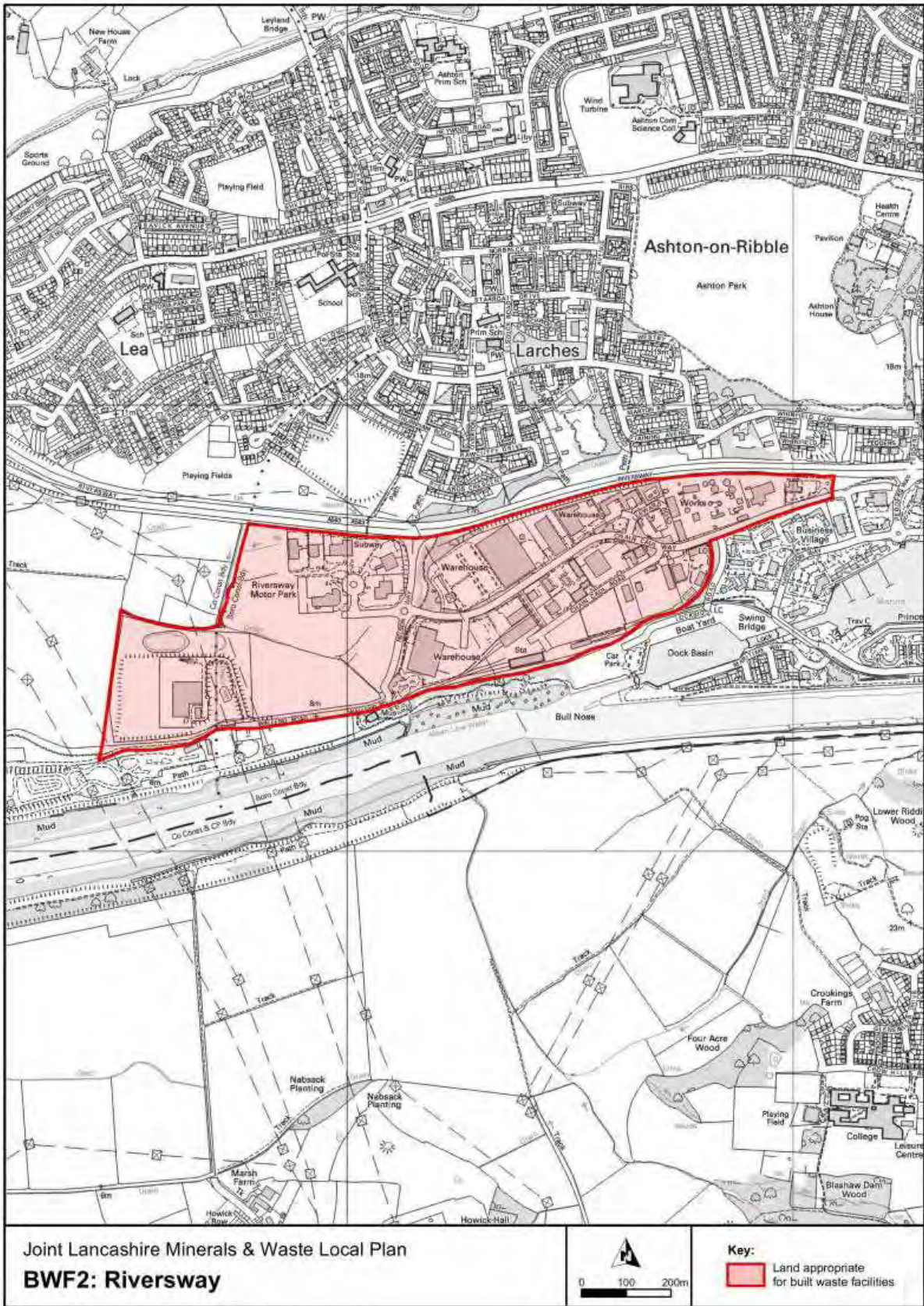
The site includes a single track railway branch line, which currently serves the Bitumen Plant, as well as hosting a railway museum. This is land safeguarded under Policy SA1 in this plan.

Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of more specific challenges, the entire site is located within Flood Zone 3 and applicants will be expected to ensure that buildings are resilient to flooding and that appropriate pollution control measures are in place. There are also a number of overhead power lines which cross the allocated area, and developers will need to avoid these areas or expect to obtain separate consent from the appropriate authority.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



2.1.3 Simonswood Industrial Estate

Site Location and Overview

Simonswood Industrial Estate (BWF3) is located to the east of Kirkby, but is itself within the administrative boundary of West Lancashire Borough Council. The site is allocated as employment land in the West Lancashire Replacement Local Plan, includes various distribution and storage uses as well as waste uses.

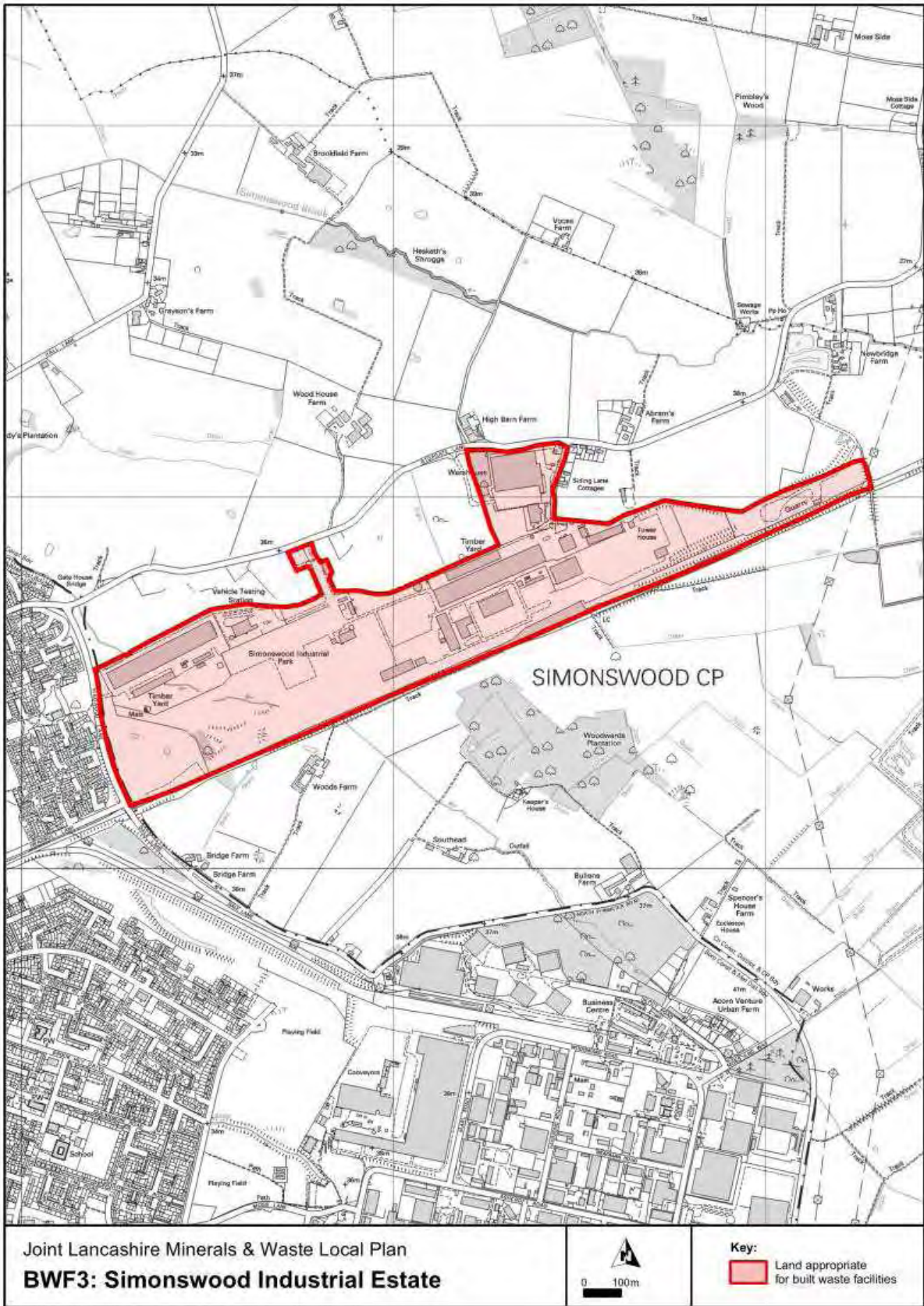
Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of more specific challenges, there are residential properties within fifty metres of the site on the south western and western boundary of the site and isolated farm houses around the north, south and east of the site. Measures to minimise any potential impacts on the amenity of residential properties would need to be considered at the planning application stage. Any development would need to consider possible impacts on nearby migratory bird populations.

Simonswood Brook also cuts across part of the site. Although the area at risk of river flooding is relatively small, there have been problems with flooding further downstream and applicants will be expected to manage surface water drainage in order to avoid increasing such risks. The eastern edge of the industrial estate is also crossed by overhead power lines, and developers will need to avoid these areas or expect to obtain separate consent from the appropriate authority.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



2.1.4 Lancaster West Business Park

Site Location and Overview

Lancaster West Business Park (BWF17) is a former industrial site located to the north of the village of Middleton and is within the administrative boundary of Lancaster City Council. The allocated area includes a newly built municipal waste transfer station and planning permission has been granted elsewhere on the site for a wood-fired power facility.

The allocation includes land which is safeguarded under Policy SA2 of this plan for a new junction which would connect Middleton Road to Lancaster West access road and create a through road to the A683.

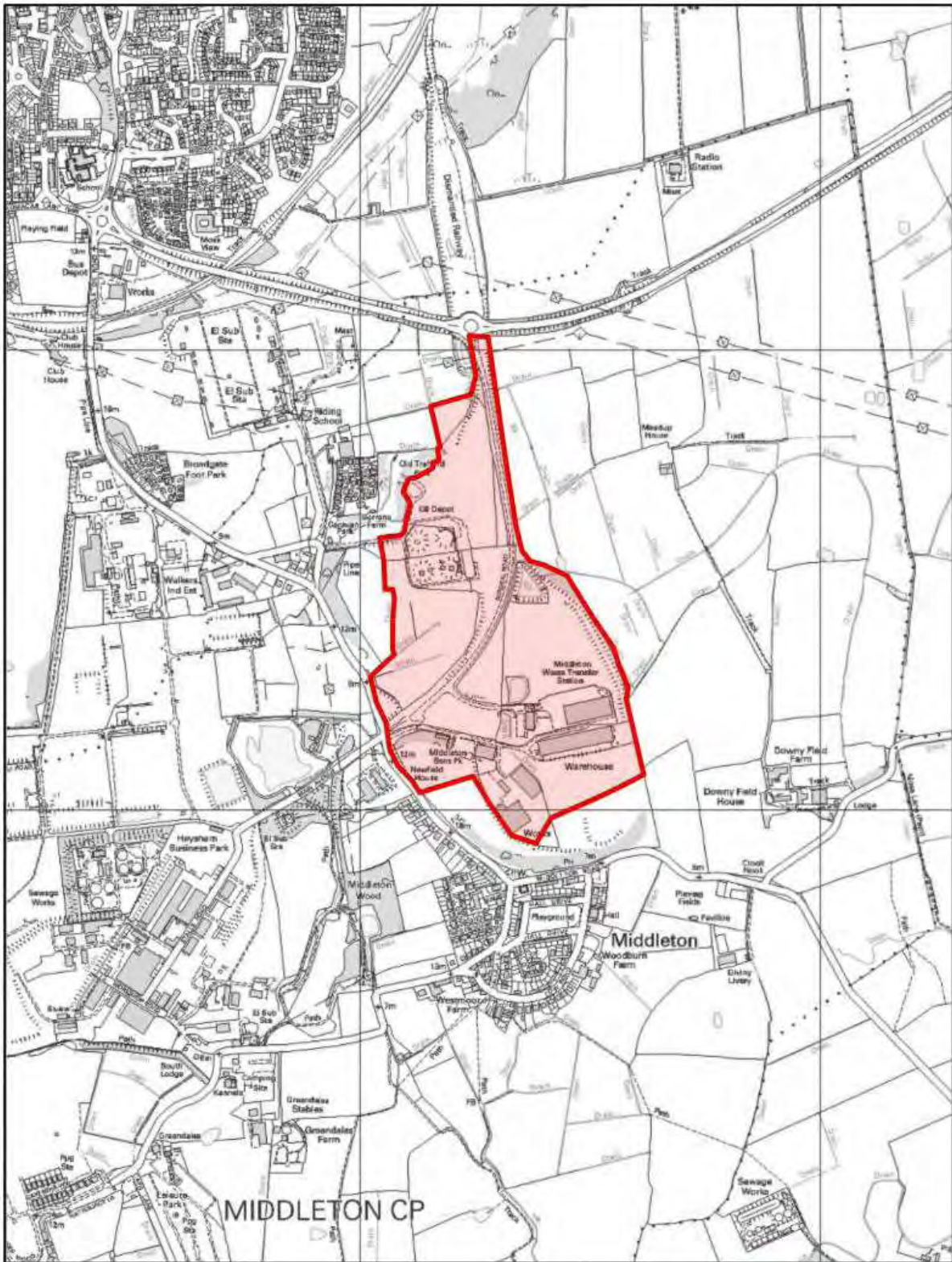
Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of more specific challenges, as with other former industrial areas, there is a risk of contaminated soil within the site and developers will be expected to find safe solutions to these problems. There is also a Biological Heritage Site within the allocated area and applicants will (as a minimum) be expected to demonstrate that proposals will not have adverse impacts on these interests.

There are residential properties to the south and west of the site. Most of these properties are screened from the site by existing woodland, parts of which are protected by tree preservation orders. However, developers will need to ensure (either by means of location, the types of activities to be undertaken or other preventative measures) that there are no significant effects on the amenity, safety or health of these areas.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



Joint Lancashire Minerals & Waste Local Plan
BWF17: Lancaster West Business Park



Key:
 Land appropriate for built waste facilities

© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320, 2010

2.1.5 Hillhouse Industrial Estate

Site Location and Overview

Hillhouse Industrial Estate (BWF5) is an existing industrial estate located between Thornton and Fleetwood and within the administrative boundary of Wyre Borough Council. The site includes industrial units, other manufacturing, construction and distribution developments, as well as areas of derelict land associated with the former ICI works. The allocated land is also included as employment land in the Thornton & Fleetwood Area Action Plan, which includes allocations for other uses (including housing and office developments) in areas around the industrial estate.

Part of the allocation also includes land occupied by the railway sidings of the former Fleetwood Railway branch line, and is safeguarded for its potential rail freight uses by Policy SA1 in this plan. The allocation is also supported by a proposed new access road, and the land required for this is also allocated under Policy SA2.

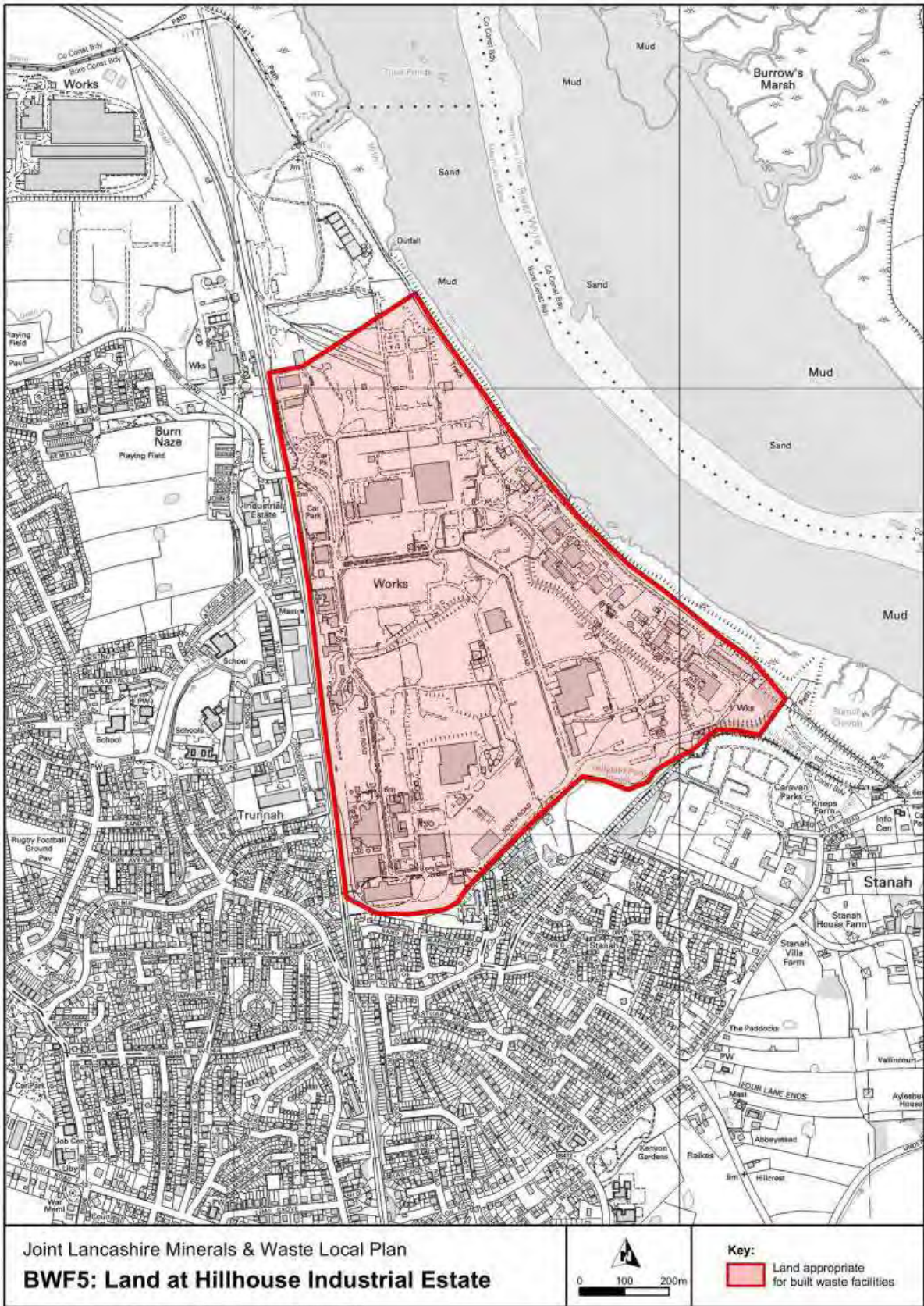
Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, applicants will be expected to give particular attention to areas of high flood risk within the site, and to the wildlife interests along the internationally-important Wyre Estuary, which borders the industrial estate to the east. In terms of flood risks, developers will be expected to direct vulnerable parts of their proposals to less high risk areas, whilst in the case of significant impacts on the Wyre Estuary this would rule out development.

Applicants will also need to consider the potential for impacts on the amenity and health of nearby residential areas, as well as to planned areas of future residential development. Where significant road traffic is generated, these impacts may extend well beyond the immediate vicinity.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for the relevant planning application.



2.1.6 Whitebirk Industrial Estate

Site Location and Overview

Whitebirk Industrial Estate (BWF6) is a large, mixed use industrial and business area in the east of Blackburn. The site is within the administrative boundary of Blackburn with Darwen Council. The Estate is made up of several smaller industrial estates that have been developed over many years. The estates that make up Whitebirk already have some waste management facilities.

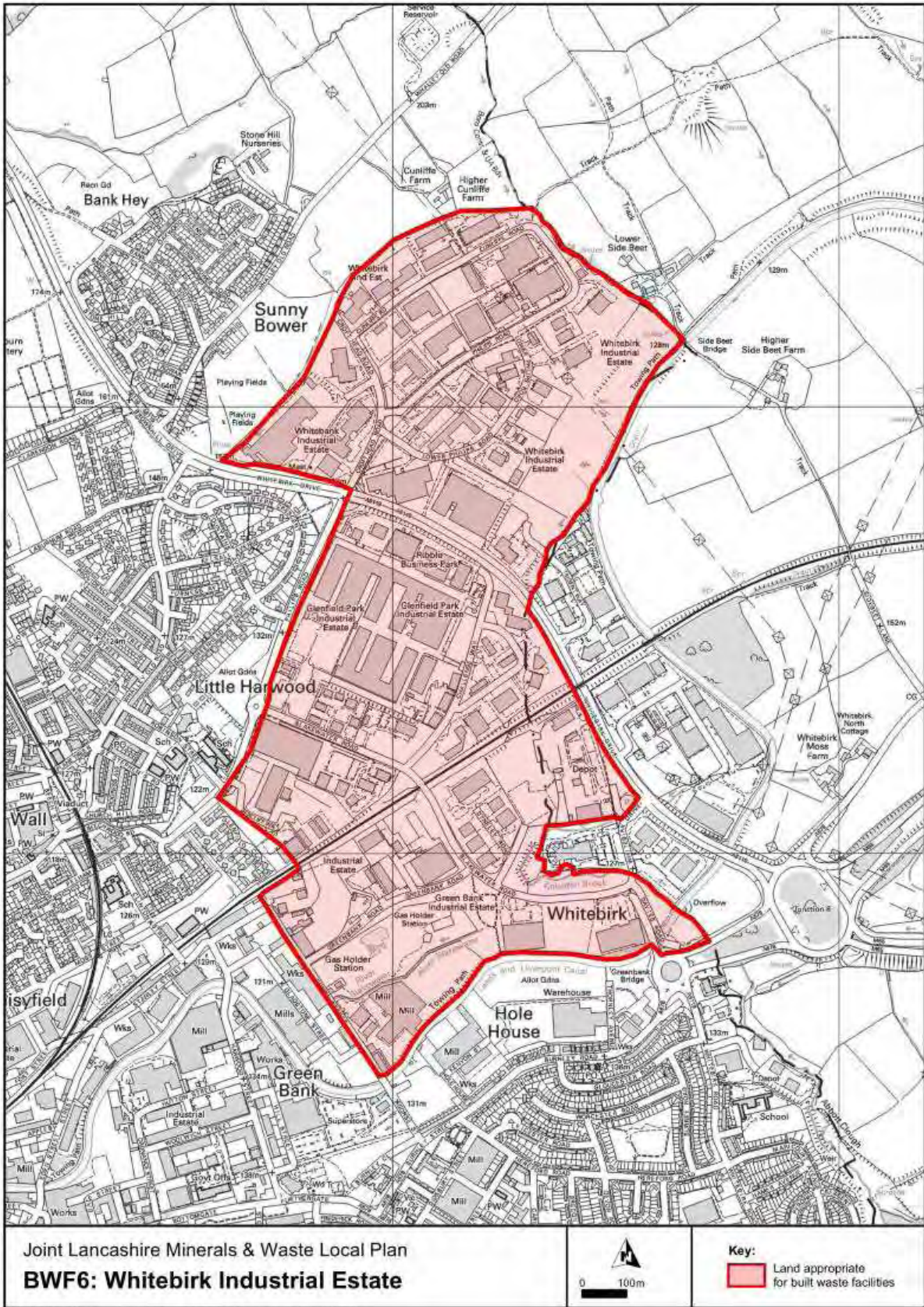
Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of more specific challenges, parts of the site are within Flood Zones 2 and 3 and applicants will be expected to locate developments towards less vulnerable parts of the estate. Proposals may also be required to consider ways of managing and minimising surface waste run-off problems, and its potential impacts on other areas.

There are also residential properties in the vicinity and public footpaths running across or near to the site (including along the Leeds & Liverpool Canal). In such areas, measures to minimise potential impacts on the amenity of residential properties would need to be considered at the planning application stage, as well as protection of the normal amenity of the canal footpath. Any proposal would be expected to be designed to be in keeping with the nature of the employment site and its surrounding uses.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



2.1.7 Wolstenholme Bronze/Goosehouse Lane

Site Location and Overview

Wolstenholme Bronze and the nearby land at Goose House Bridge (BWF7) are former industrial sites located between the M65 and Darwen town centre. Both sites are within the administrative boundaries of Blackburn with Darwen Council. Access to the site is from Goose House Road. Part of the allocation includes disused railway sidings which are safeguarded under Policy SA1 of this plan.

Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, the site is located on the edge of the designated Green Belt and the area to the north of the allocation is designated as a Biological Heritage Site. Any potential development will need to be designed so that they are not visually detrimental to the Green Belt, whilst applicants will be expected (as a minimum) to demonstrate that proposals will not have an adverse effect on local wildlife interests. Where possible, measures should be taken to enhance the network of designated habitats which exist in the local area.

The southern part of the site overlooks residential areas in Hollins Grove and is near to residential properties in Chapels. Measures to minimise potential impacts on the amenity of residential properties and specific impacts associated with any particular proposal would need to be considered at the planning application stage.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



Joint Lancashire Minerals & Waste Local Plan

BWF7: Wolstenholme Bronze/Goosehouse Lane

0 100 200m

Key: Land appropriate for built waste facilities

© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320 2010

2.1.8 Lomeshaye Industrial Estate

Site Location and Overview

Lomeshaye Industrial Estate (BWF13) is located in Brierfield, and is within the administrative boundary of Pendle Borough Council. The site includes a mixture of small and large industrial buildings, offices, warehouses and distribution units and retail businesses. The site has a dedicated access onto the M65 (Junction 12).

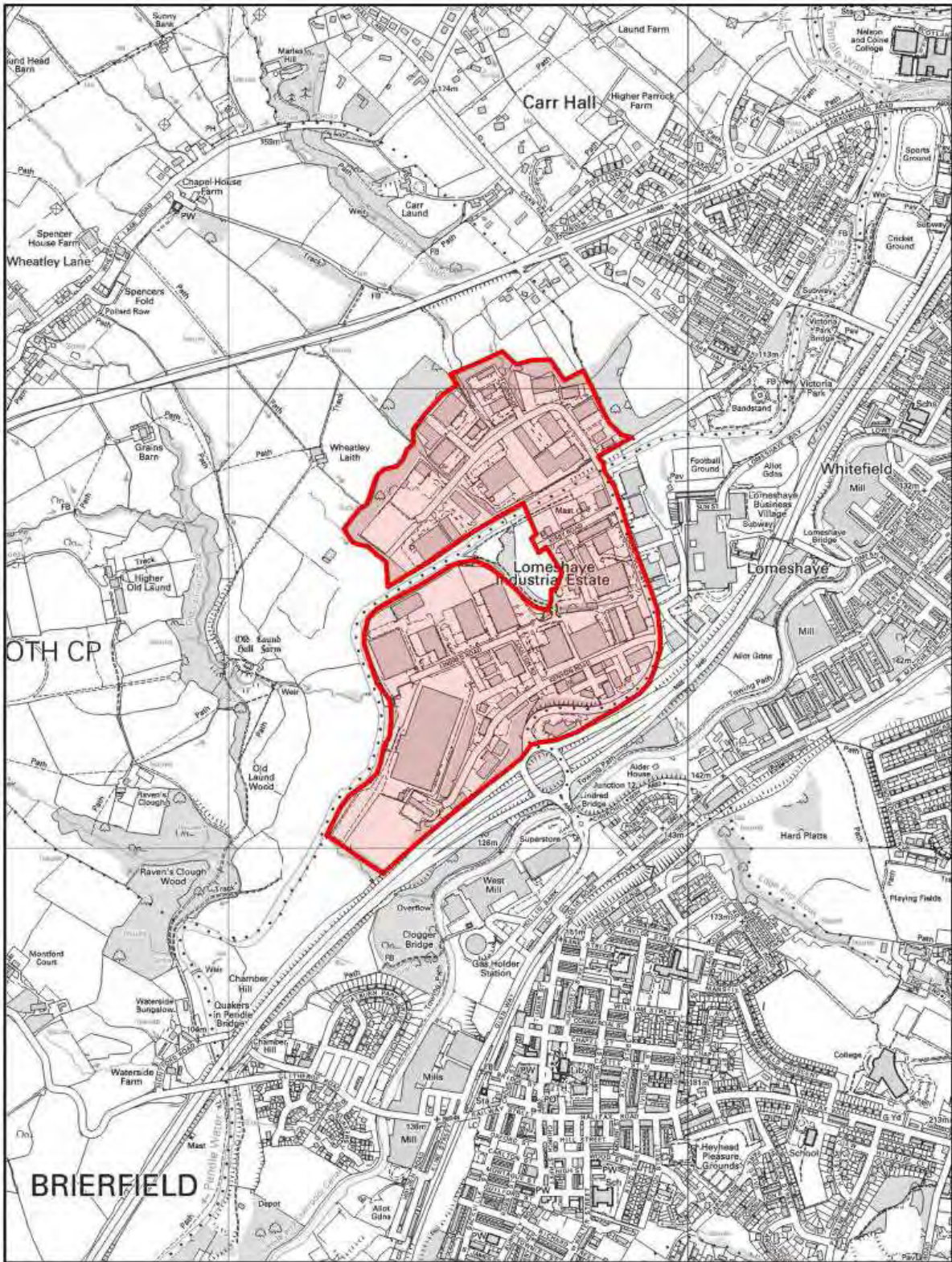
Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, approximately half of the site falls within Flood Zone 3, much of which occurs along the course of the former river channel, which has been straightened and diverted. Several major flood events have occurred in recent years and major flood defence works have been undertaken. Developers will be expected to undertake an assessment of these risks and, where necessary, to propose appropriate measures to reduce the likelihood and impact of flooding.

The site is bounded by designated Green Belt to the east and several individual built conservation areas to the north and east, including Lomeshaye Industrial Hamlet, which is an area of Victorian terraced housing and textile mills. Development proposals for the site will need to take into account measures to avoid potential impacts on these areas.

There is also a Biological Heritage Site in the centre of the industrial estate, although this is excluded from the allocated area. Proposals will be expected to demonstrate how these ecological interest will be protected. Moreover, where possible opportunities should be taken on site to implement opportunities for habitat creation. Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



<p>Joint Lancashire Minerals & Waste Local Plan</p> <p>BWF13: Lomeshaye Industrial Estate</p>		<p>Key:</p> <p> Land appropriate for built waste facilities</p>
--	--	---

© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320. 2010

2.1.9 Altham Industrial Estate

Site Location and Overview

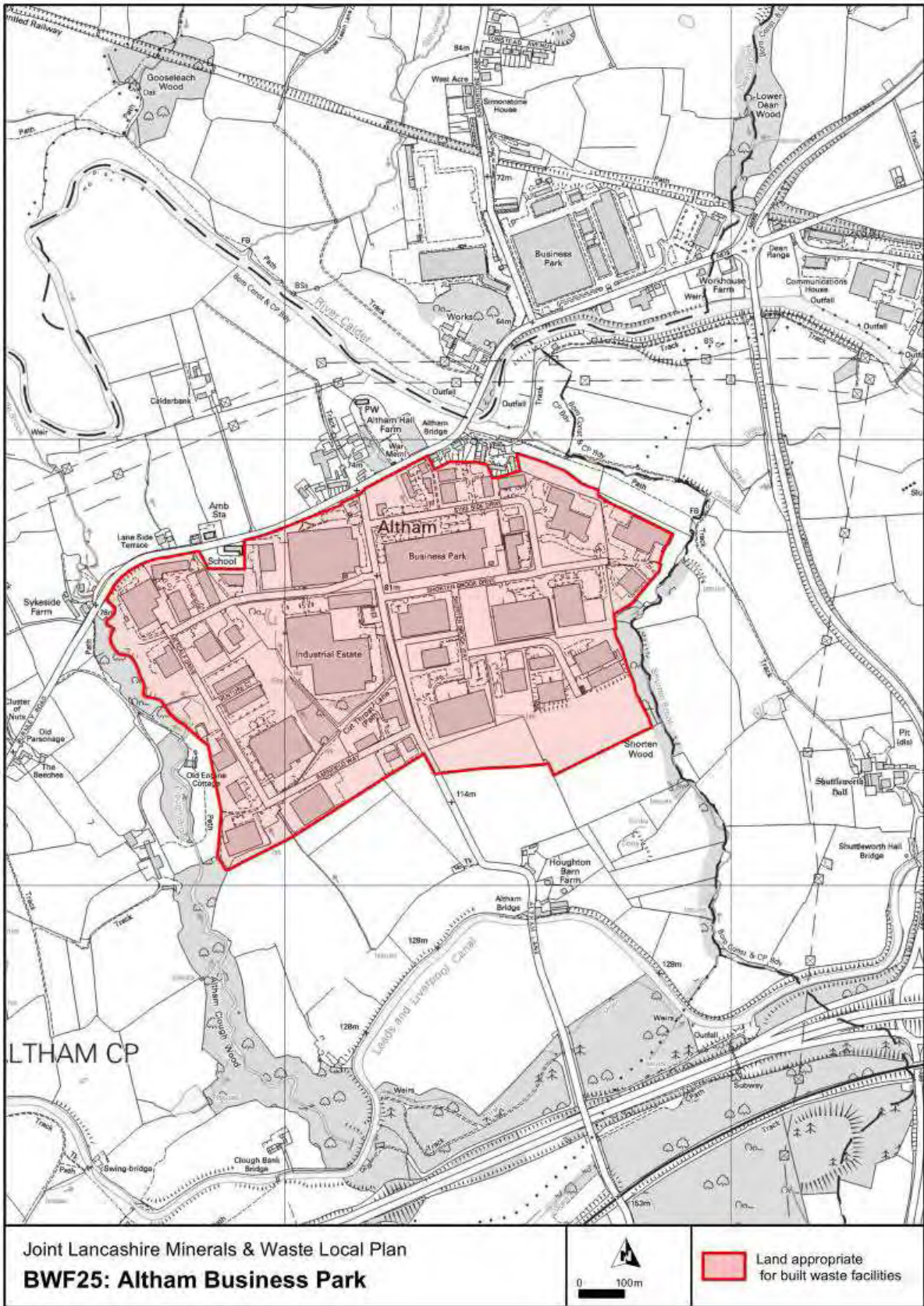
Altham Industrial Estate (BWF25) is located on the eastern edge of the Hyndburn administrative boundary, between the towns of Accrington and Burnley and close to Junction 8 of the M65 motorway. It covers an area of over 60 hectares and is made up of industrial units and business premises.

Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the waste planning authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of more specific challenges the site is bounded on four sides by the Green Belt and there is a Biological Heritage Site located on the western boundary. The village of Altham lies immediately to the north of the site and includes a primary school and a Conservation Area, and the Grade 1 listed Shuttleworth Hall is located nearby. Applicants will be expected to demonstrate that proposals could be brought forward without causing harm to these interests.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



2.2 Local Waste Management Areas

Areas identified in this section are allocated under Policy WM3 for the development of smaller built facilities for waste recycling, sorting and transfer. The areas identified are existing industrial estates or land with a history of industrial activities. The types of developments that are likely to be acceptable in these areas are detailed in Appendix C. The allocations are distinctly separate from those in Section 2.1, which are intended for larger scale waste facilities.

2.2.1 Lancashire Business Park

Site Location and Overview

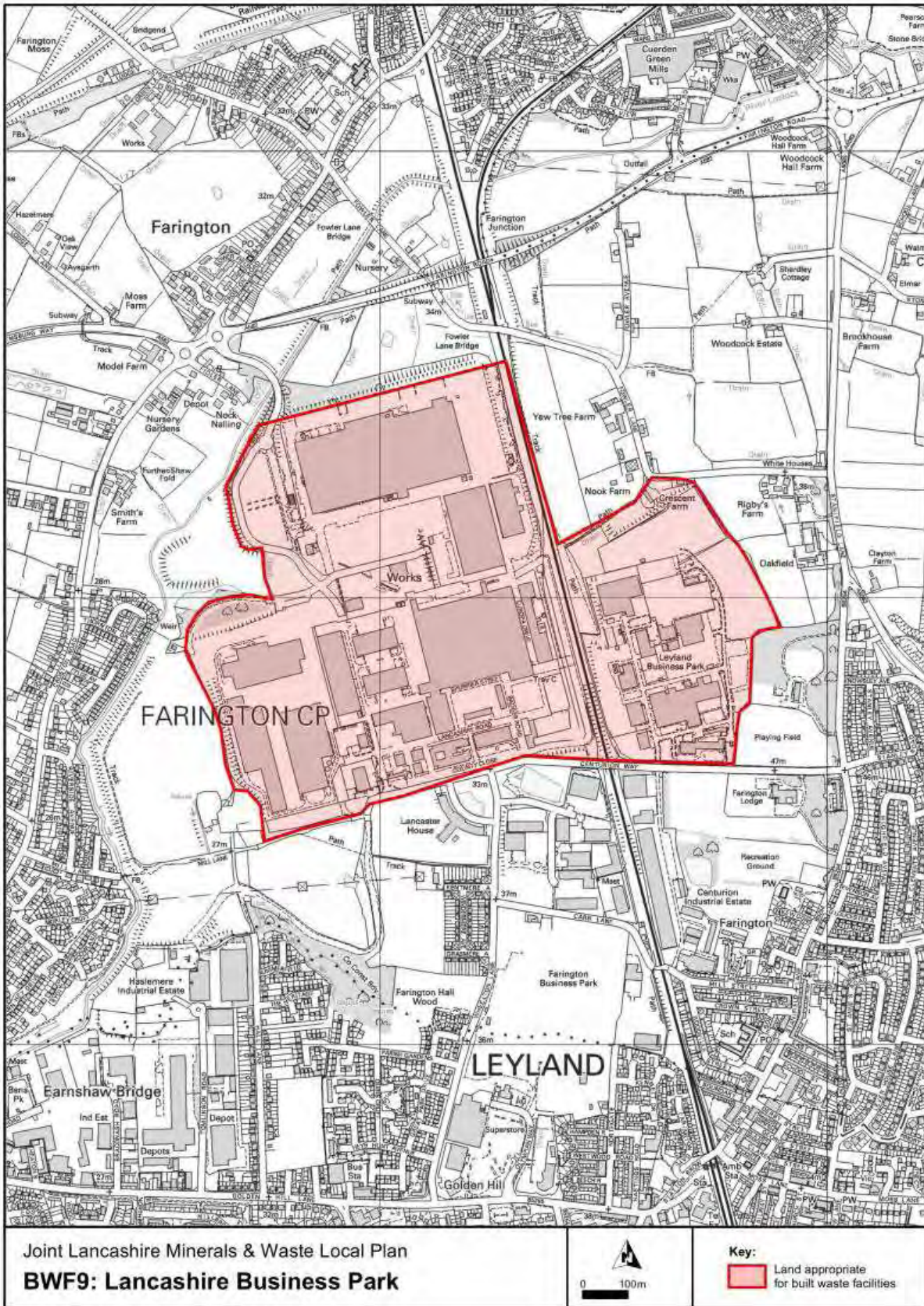
Lancashire Business Park (BWF9) is a large industrial area located between Leyland and Lostock Hall and is within the administrative boundary of the South Ribble Borough Council. The Park includes several large developments, including Leyland Trucks and a new municipal waste facility. The West Coast main line railway runs through the site.

Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, there are residential properties near to the site, and decisions about proposals will need to consider the risk of adverse effects such as noise and odours, or health-related problems, including risks associated with vehicle movements. Parts of the allocated area also border on the designated Green Belt and proposals in these areas will need to be suitably designed so that they minimise the visual impacts on the Green Belt.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



2.2.2 Burscough Industrial Estate

Site Location and Overview

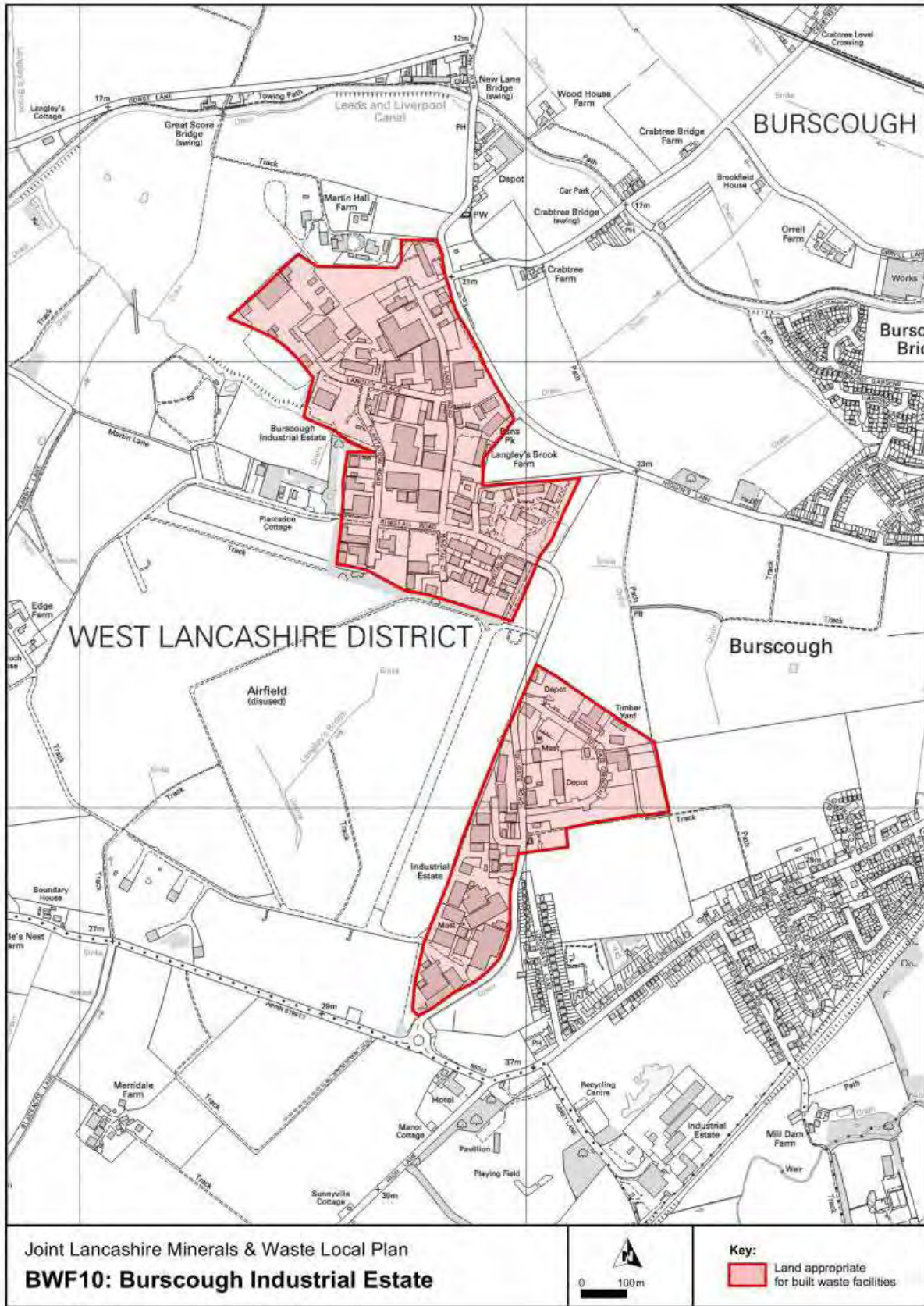
Burscough Industrial Estate (BWF10) is located west of Burscough, around a disused airfield, and is within the administrative area of West Lancashire Borough Council. The estate is formed of two separate parts and includes a range of industrial and warehouse type developments, including several waste management facilities. The main access to the site is off the A59.

Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, the allocated land is almost entirely surrounded by designated Green Belt, except for part of the site which is adjacent to residential properties on Lordsgate Lane, and land to the south which is allocated locally as a possible future development site. Applicants will be expected to ensure that these potential issues are addressed through the design and location of proposed developments, and relevant assessments may need to be undertaken.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



2.2.3 Pimbo Industrial Estate

Site Location and Overview

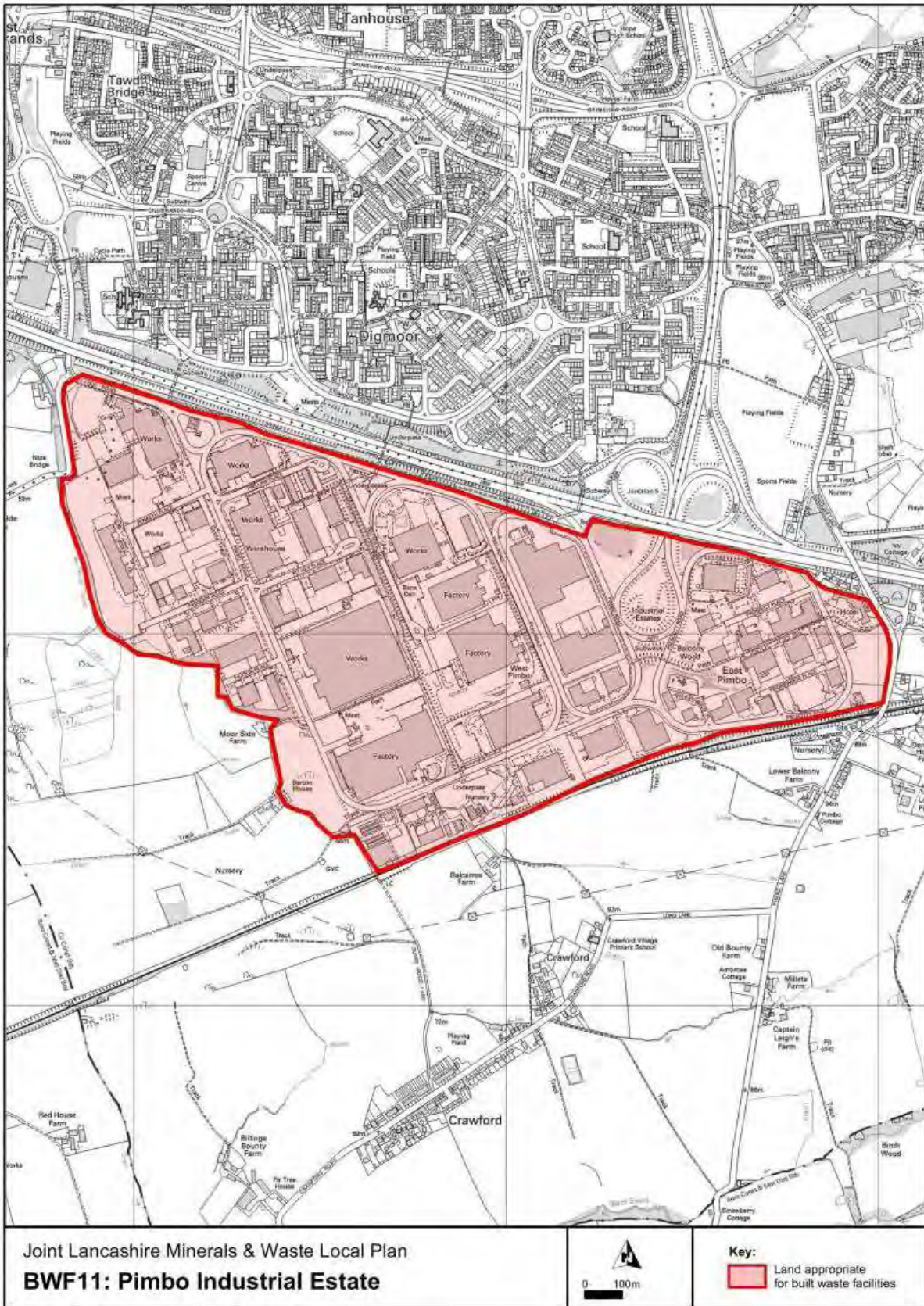
Pimbo Industrial Estate (BWF11) is located south of Skelmersdale and is within the administrative boundary of West Lancashire Borough Council. The site includes industrial and warehouse buildings and can be accessed direct from Junction 4 of the M58.

Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, the site is adjacent to the designated Green Belt and near to a number of residential properties, although the communities to the north are afforded some degree of separation by the motorway and associated planting. Applicants will therefore be required to demonstrate that (for proposals on the edge of the allocated area) proposals will not adversely affect the Green Belt designation or the amenity of nearby residents.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



2.2.4 Hillhouse Waste Water Treatment Works

Site Location and Overview

Hillhouse Waste Water Treatment Works (BWF12) is located east of the village of Great Altcar, near to the border with the Metropolitan Borough of Sefton, although the site itself is within the administrative boundary of West Lancashire Borough Council. The sewage works are currently operated by United Utilities.

Environmental Safeguards

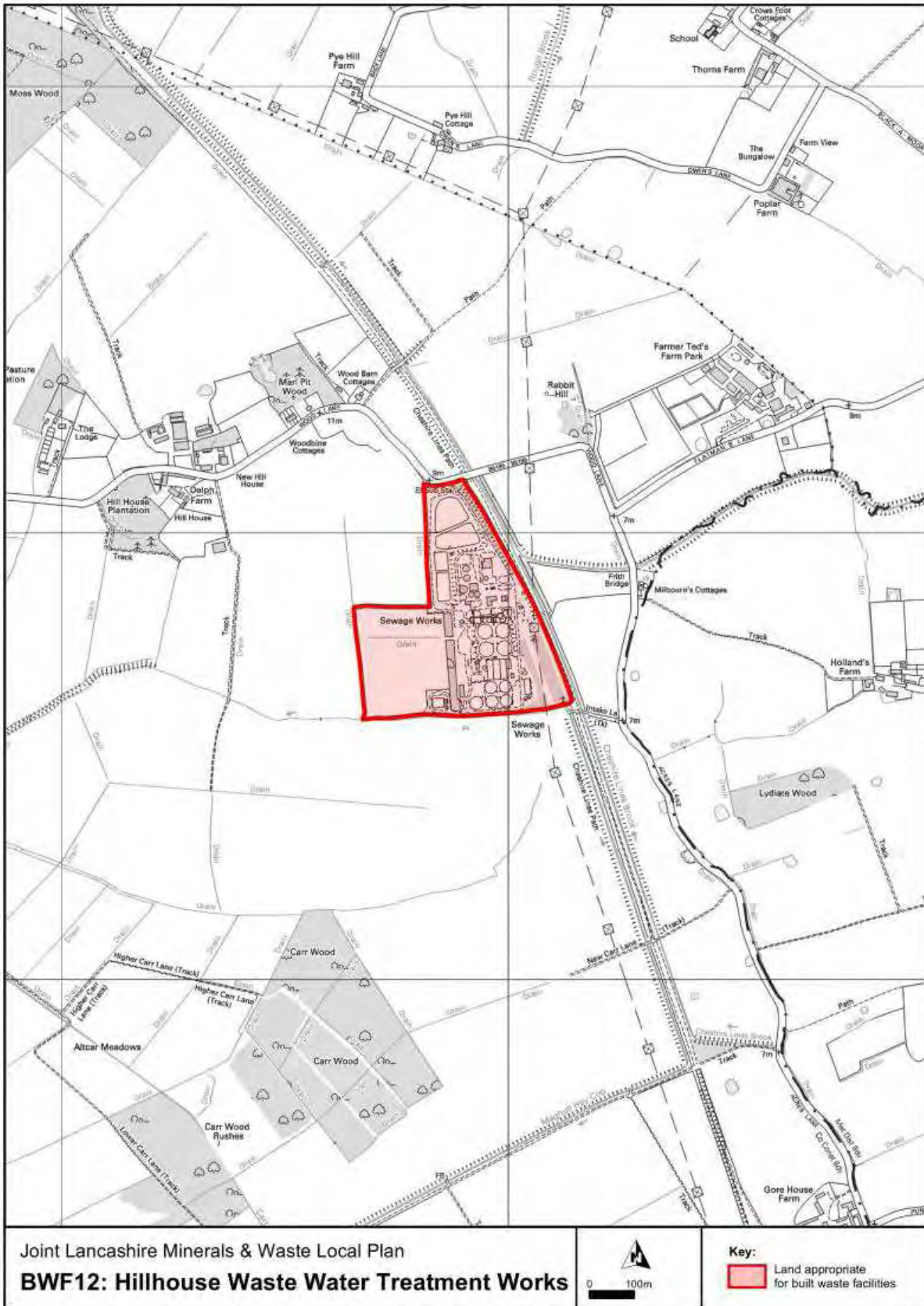
Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, the allocated land is located entirely within the designated Green Belt, is at risk of flooding in part of the site and includes land designated as a Biological Heritage Site. Applicants will be expected to address these issues through the design and siting of proposed developments and, following relevant assessments, may be required to propose additional mitigation measures.

In the case of nearby conservation interests, the surrounding agricultural land (which also forms part of the Biological Heritage Site) may share ecological links with internationally-important areas of the Ribble & Alt Estuaries and a formal assessment of any potential risks is likely to be required.

Roads in the area are unlikely to be suitable for frequent use by heavy goods vehicles, and applicants will be required to undertake a transport assessment to inform whether proposals are acceptable and what transport limits may need to be imposed.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also need to comply with the validation checklist for the relevant planning application.



2.2.5 Whitewalls Industrial Estate

Site Location and Overview

Whitewall Industrial Estate (BWF14) is situated between Nelson and Colne and is within the administrative boundary of Pendle Borough Council. The site includes a range of large retail units and light and heavy industry, and is adjacent to Boundary Retail Park and other out of centre retail developments. The site is accessed off the A6068 and is near to the eastern end of the M65.

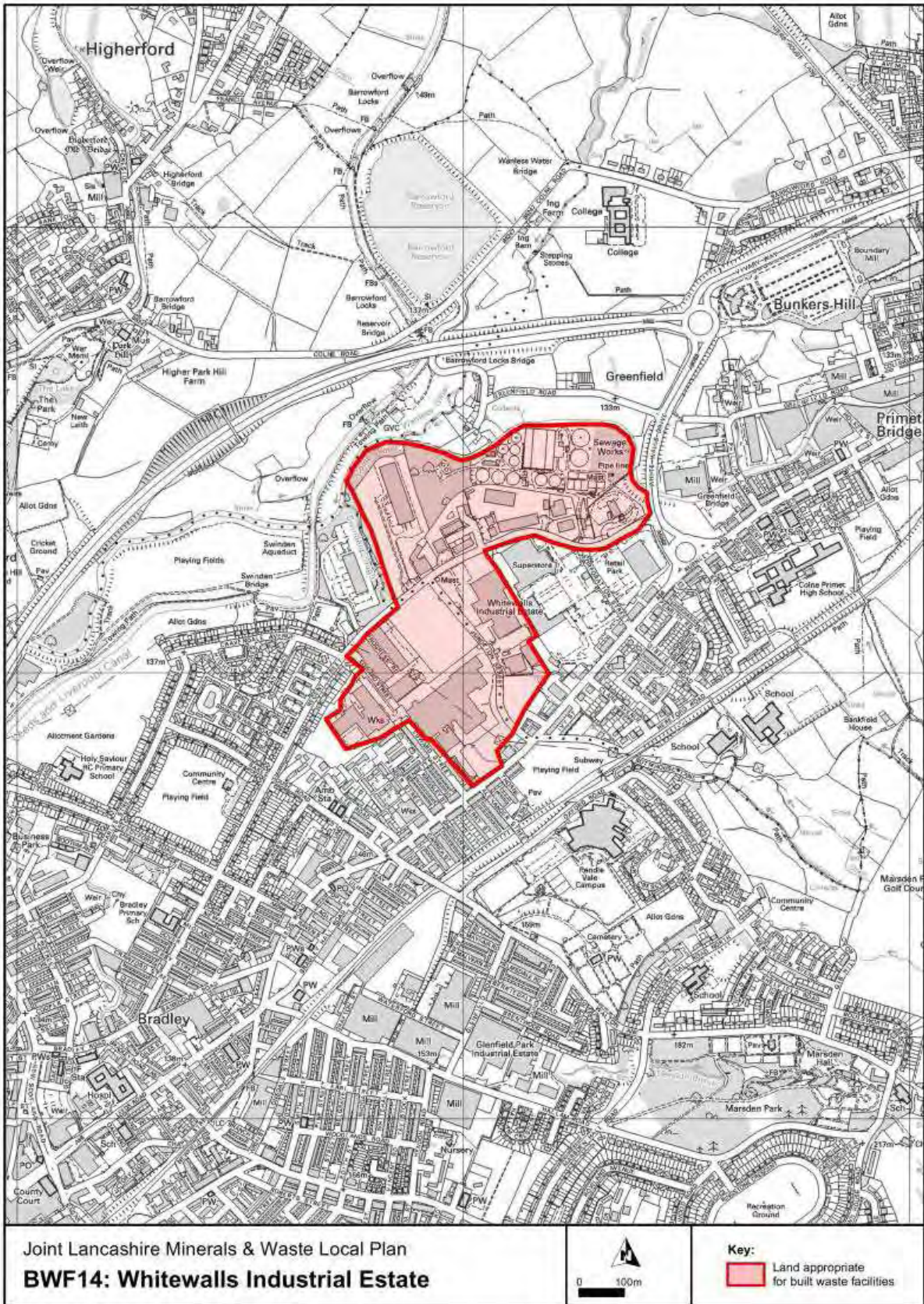
Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, there are large numbers of residential properties that surround the southern, eastern and western areas of the site, some of which fall within the housing market renewal scheme. There is also a public footpath within the site and several cycleway schemes have been proposed along local access roads. Decisions on future developments will need to take into account the amenity impacts that might arise in these areas.

Although the site is already developed as an existing industrial estate, it remains in proximity to areas of designated Green Belt, conservation areas, and recreation interests that need to be protected. There are also areas of undeveloped land containing trees and other natural screening that, where appropriate, should be retained to enhance the character of the area and its context within the local landscape.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



2.2.6 Walton Summit

Site Location and Overview

Walton Summit (BWF15) is an existing office and industrial estate located south-east of Bamber Bridge and is within the administrative boundary of South Ribble Borough Council. The site is accessed from the A6 and is bounded by the M6, M61 and M65. There is a railway line adjacent to the northern boundary of the site.

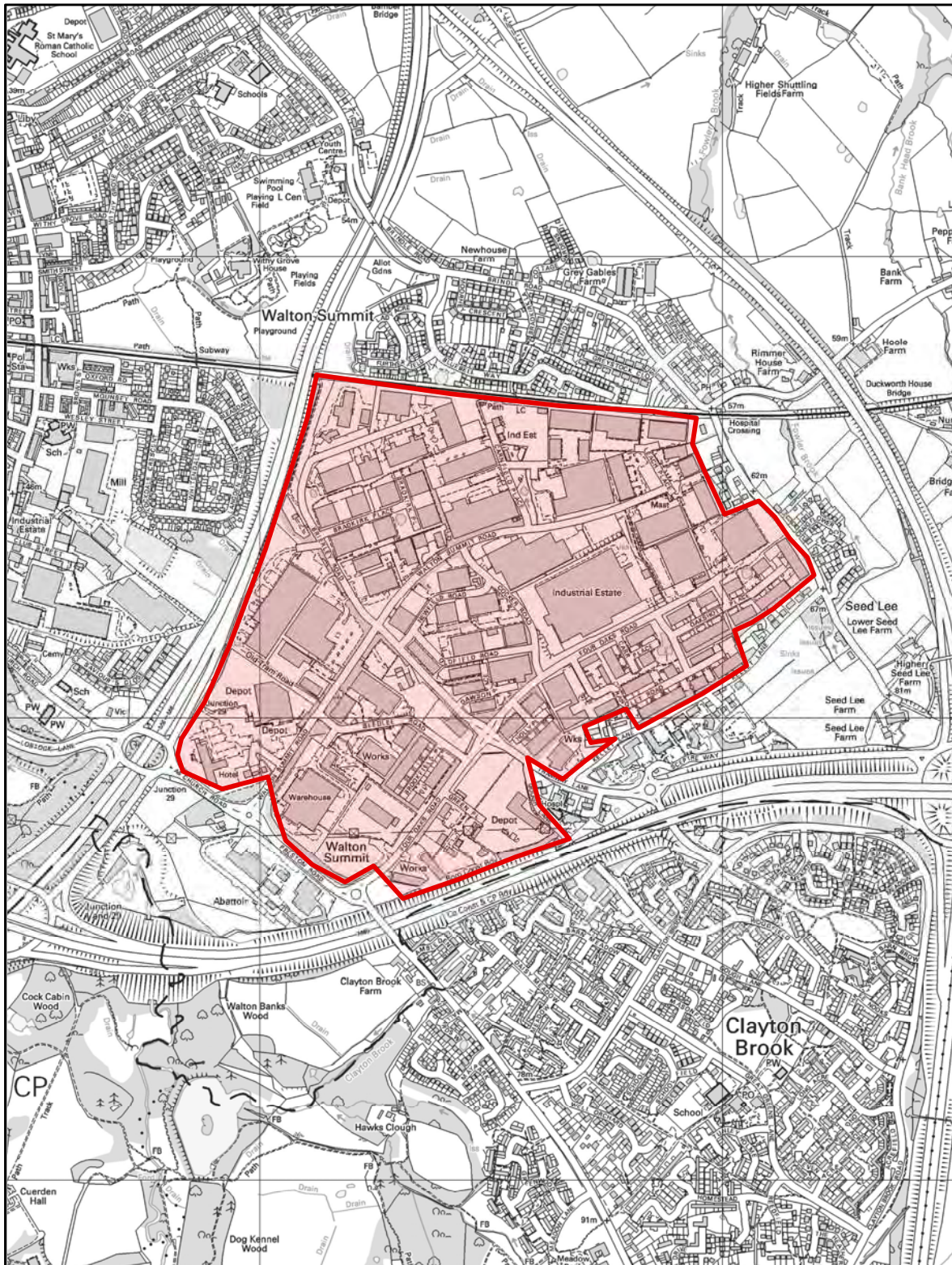
Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, there are residential properties adjacent to the allocation, north of the railway. Applications near to these areas will be required to ensure that proposals do not have an adverse effect on the amenity of these communities, including through effects such as noise, lighting or odours.

There are also a number of overhead power lines which cross the allocated area, and developers will need to avoid these areas or expect to obtain separate consent from the appropriate authority.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



Joint Lancashire Minerals & Waste Local Plan
BWF15: Walton Summit



Key:
 Land appropriate
for built waste facilities

© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320, 2010

2.2.7 White Lund Trading Estate

Site Location and Overview

White Lund Trading Estate (BWF16) is an area of industrial, warehouse and commercial developments located between Morecambe and Lancaster, and is within the administrative boundary of Lancaster City Council. The site is bordered by residential areas to the north and west, and by agricultural land to the south. The allocation includes part of this greenfield land.

Environmental Safeguards

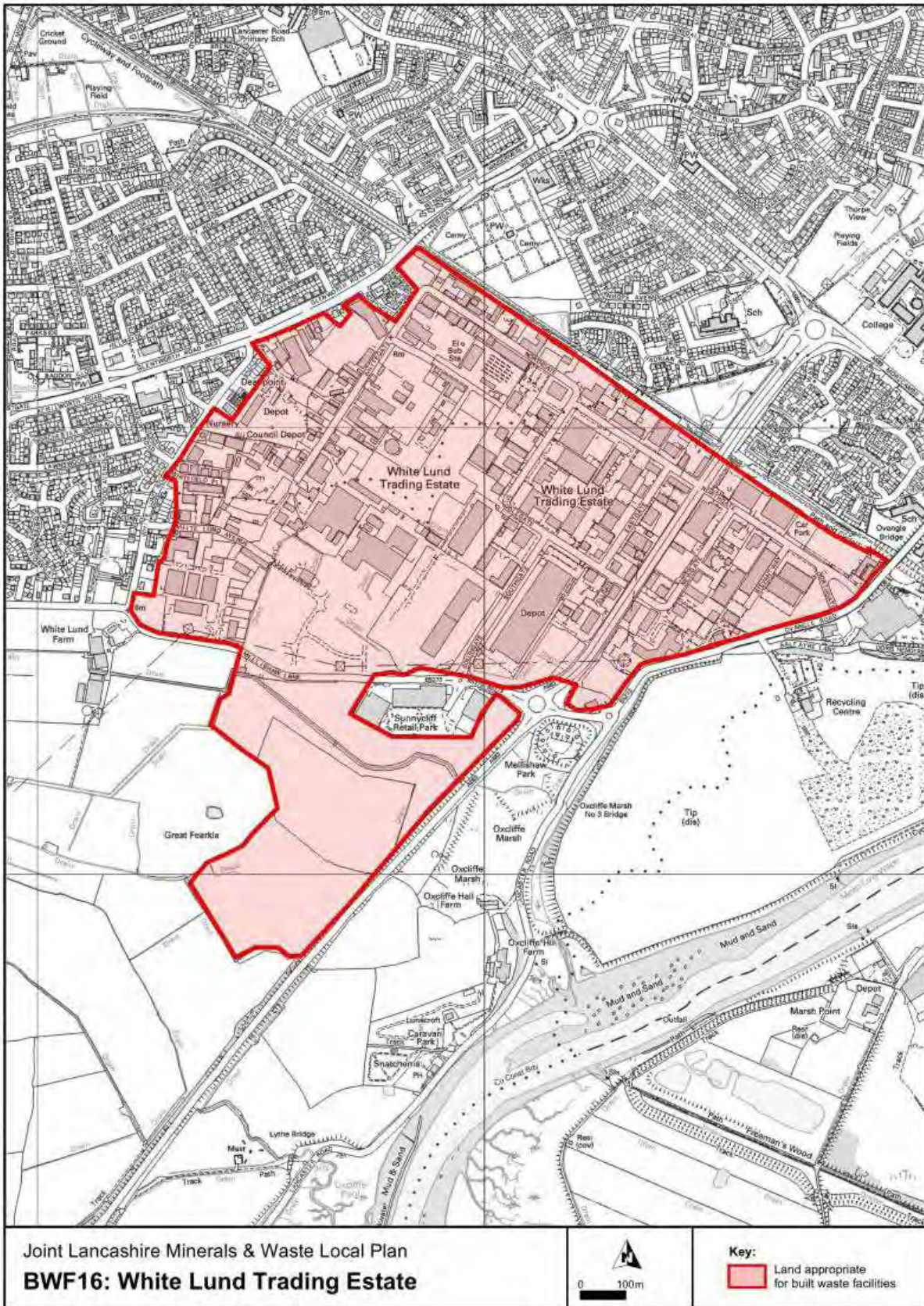
Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of more specific challenges, parts of the existing industrial estate and most of the currently undeveloped site lie within Flood Zone 3. Development proposals will be expected to look first to locations at lower risk or, where such locations are not available, applicants will be expected to take steps to ensure that vulnerable parts of development are resilient to the potential effects of flooding.

There is also the potential for impacts on nearby open countryside, particularly on proposals within the greenfield area of the site, and on wider landscape interests. This may include indirect impacts through additional congestion from road vehicles.

The site is close to residential properties and applicants will need to demonstrate that the amenity and health of these communities will not be adversely affected, for example by noise, dust or from traffic-related risks. This is likely to apply in particular to proposals which are directly adjacent to these residential areas.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320 2010

2.2.8 Heysham Industrial Estate

Site Location and Overview

Heysham Industrial Estate (BWF18) is a small industrial estate located to the west of the village of Middleton and a short distance from Morecambe Bay. The site is within the administrative boundary of Lancaster City Council.

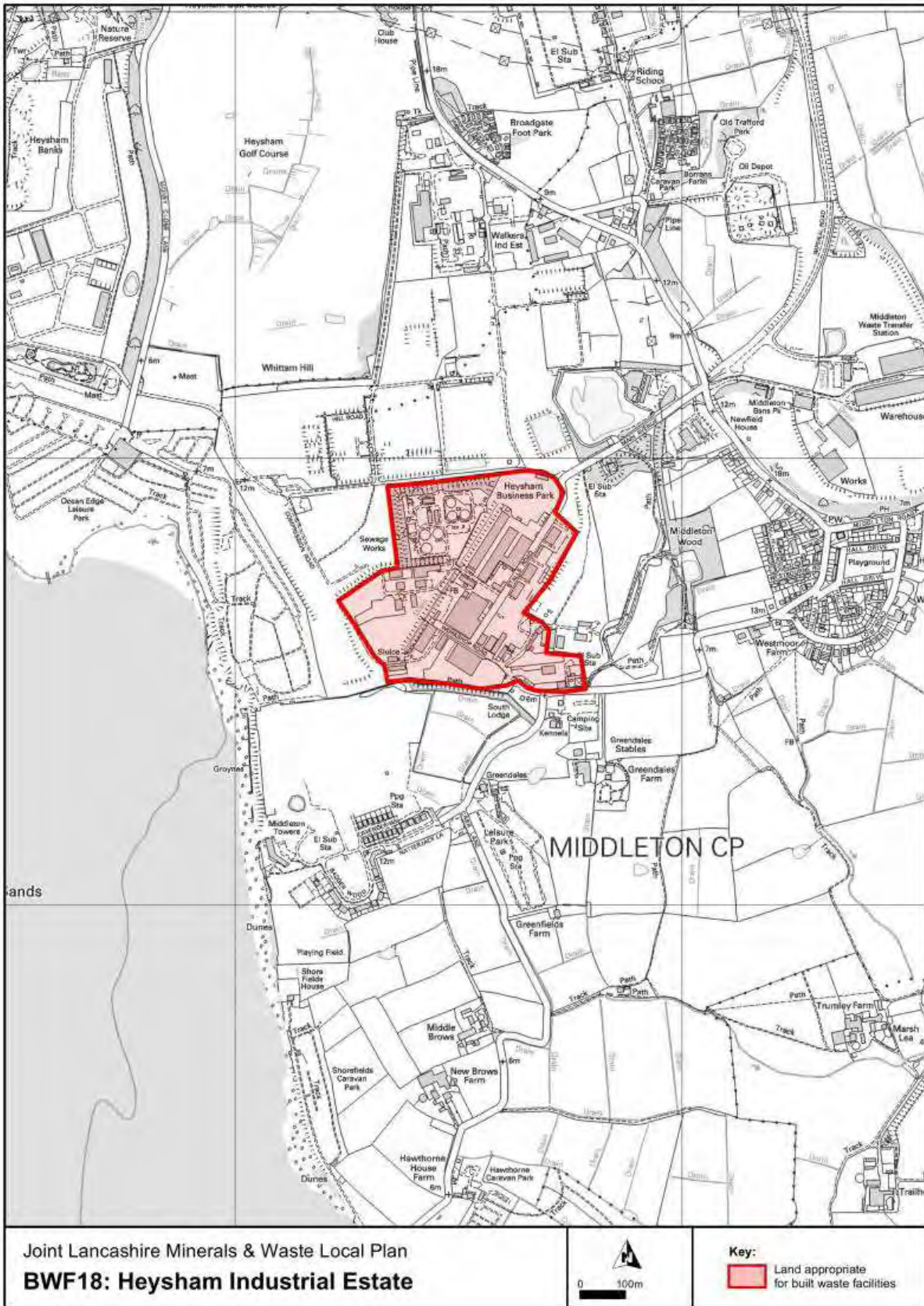
Land is safeguarded in nearby Lancaster West Business Park under Policy SA2 of this plan for a new through road to the A683 and agreements may be sought to ensure that, when available, vehicles from any new developments follow this route.

Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, there are several areas around the industrial estate which are designated as Biological Heritage Sites and applicants will (as a minimum) be expected to demonstrate that proposals will not have adverse impacts on these interests. Conservation interests in Morecambe Bay and the Lune Estuary have statutory protection and, although further away, may also need to be assessed.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320, 2010

2.2.9 Land at Roman Road

Site Location and Overview

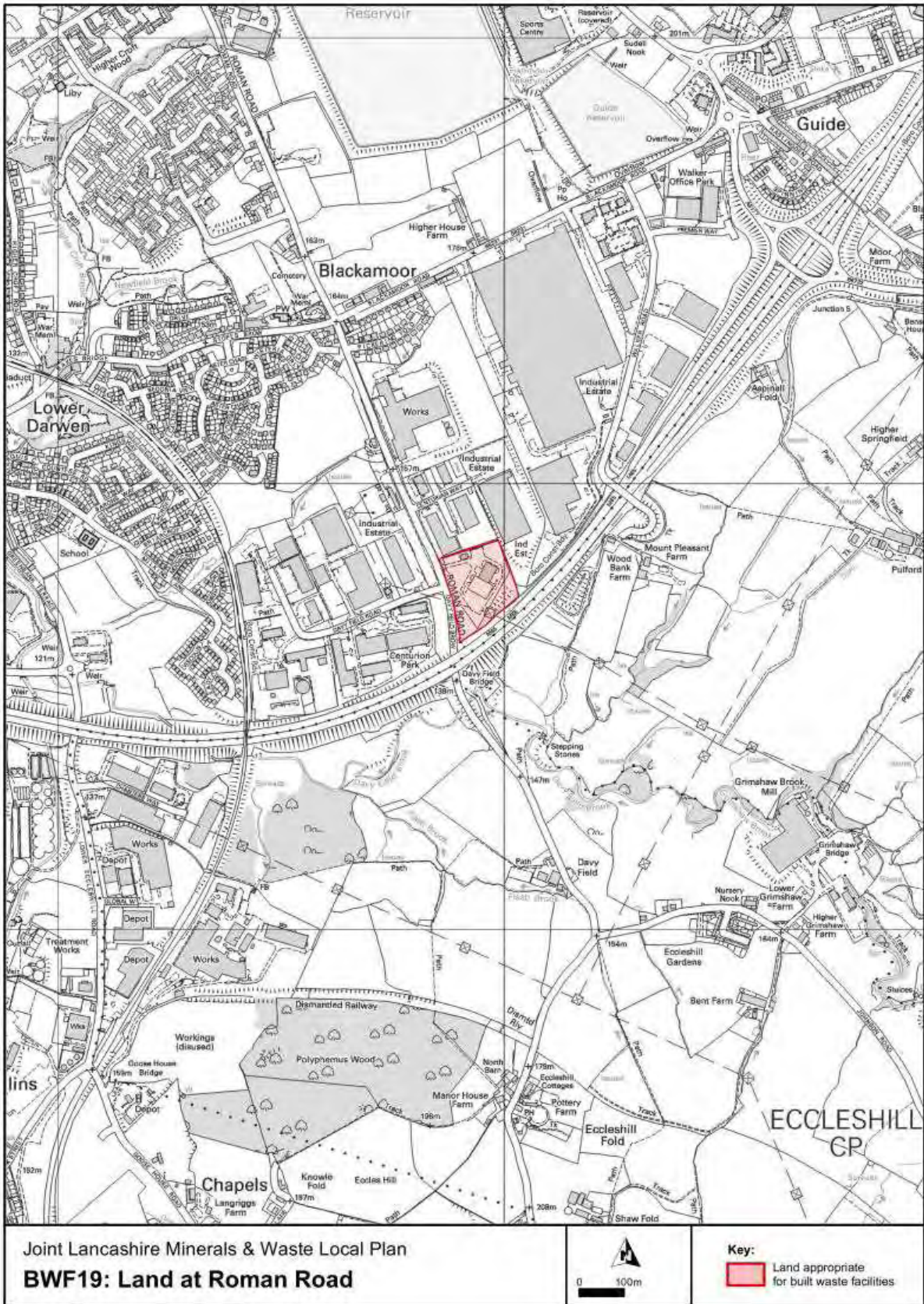
The site at Roman Road (BWF19) is an existing waste management facility off of Roman Road and adjacent to the M65, in the south-east of Blackburn. The site is located within the administrative boundary of Blackburn with Darwen Borough Council. The area around the site is comprised of industrial units and distribution warehouses.

Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, the site is close to the designated Green Belt and to a network of Biological Heritage Sites, although both of these are separated from the allocated site by the M65. Nevertheless, applicants would be expected to demonstrate that proposals could be brought forward without causing significant harm to these interests.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



2.2.10 Whitehills Park

Site Location and Overview

Whitehills Park (BWF20) is an area of industrial, commercial and office developments located off Junction 4 of the M55. The allocated area is on the boundary between Blackpool Council and Fylde Borough Council. The site is currently allocated for industrial and business uses under the Fylde Borough Local Plan. The area is promoted as a high quality employment area through the Fylde Economic Development Study.

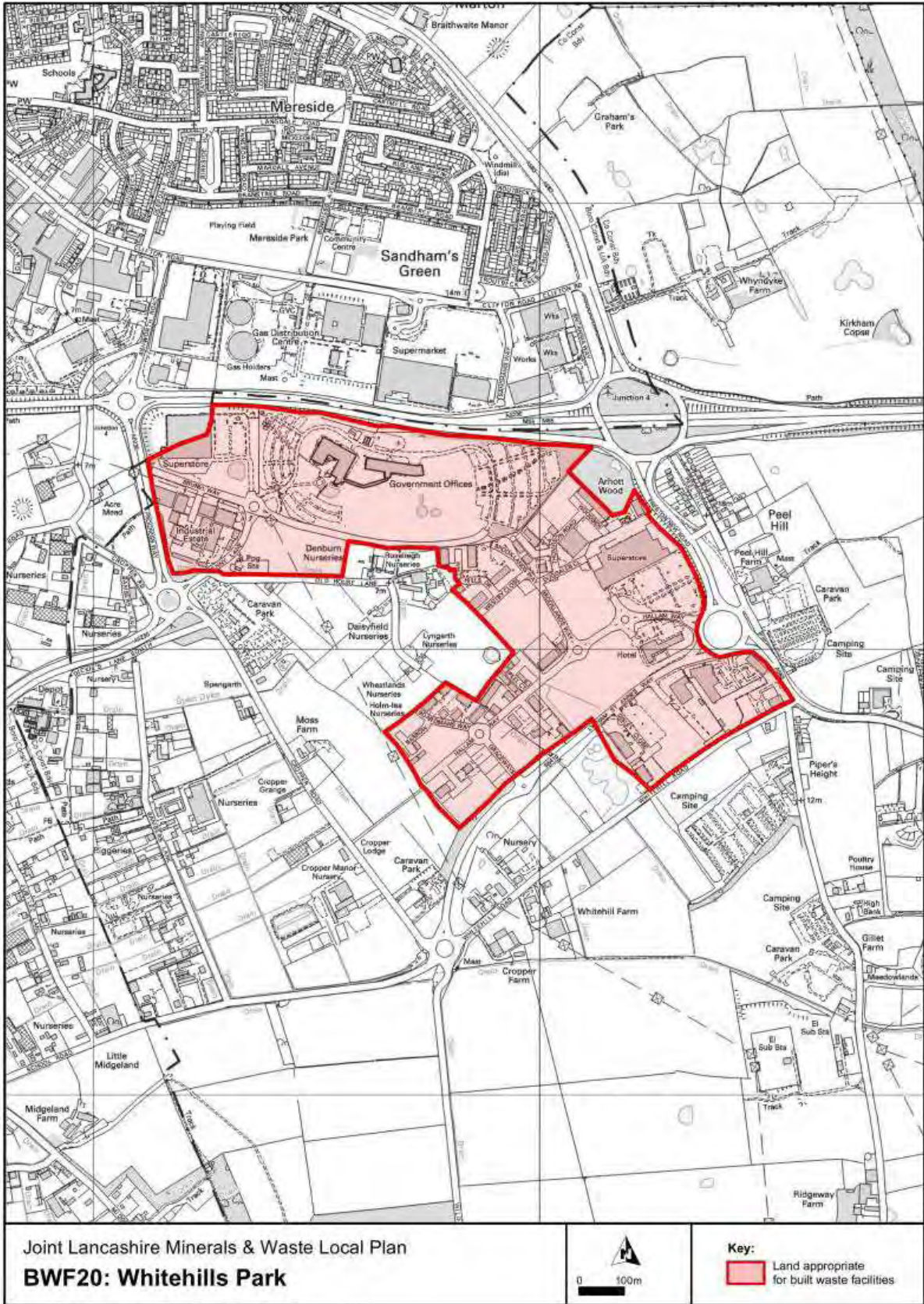
Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, there are several major office developments and a hotel within the allocated area, as well as several caravan sites in the surrounding areas. Development proposals will be expected to consider the risks posed to these uses, including impacts by way of noise, odours or safety risks, as well as any other potential impacts on the economic viability of these interests. This may also apply to impacts on any future developments associated with the 'M55 Hub'.

The site is on the urban fringe and parts of the allocation border on open countryside, whilst land designated as Green Belt is located further to the south. Decisions will need to take account of the visual impacts of proposals in these areas, and whether there are opportunities to screen or minimise these impacts.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



2.2.11 Heasandford Industrial Estate

Site Location and Overview

Heasandford Industrial Estate (BWF21) is located on the eastern edge of Burnley and is within the administrative boundary of Burnley Borough Council. The site includes a combination of undeveloped land, warehouses, offices haulage and manufacturing units, whilst there is a school and playing fields in the middle of the industrial estate, but is excluded from the allocation. The site is accessed off the A611, Eastern Avenue.

Planning permission has been granted for a municipal Household Waste Recycling Centre at the eastern end of the allocated area.

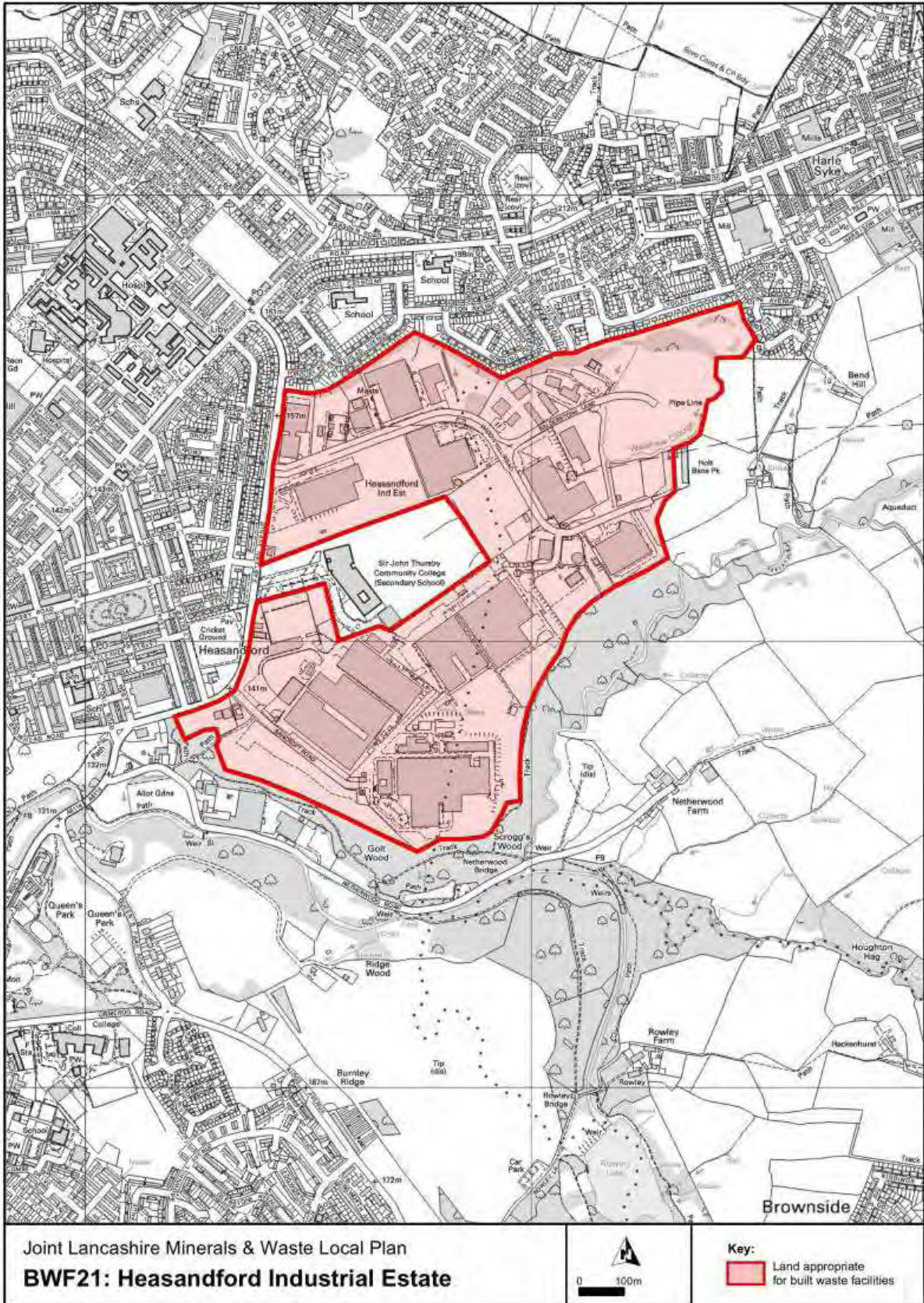
Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, parts of the estate are close to residential areas and a school. There is also a Biological Heritage Site to the south of the estate and a designated greenway to the east. Proposals will be expected to demonstrate measures that minimise potential impacts on the local environment.

Depending on the size and scale of any proposal it may be appropriate to provide additional natural planting. This will contribute towards screening the estate from areas of open countryside and also from the proposed public amenity area around Rowley Tip, which is situated to the south.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



2.2.12 Salthill Industrial Estate

Site Location and Overview

Salthill Industrial Estate (BWF23) is a modern industrial, manufacturing and distribution site located in Clitheroe, and is within the administrative boundary of Ribble Valley Borough Council. There are currently around 40 units within the estate, with uses ranging from car workshops and engineering firms to food manufacturers, general hauliers, as well as several waste transfer stations. The site is accessible to the A59 via the Pimlico link road.

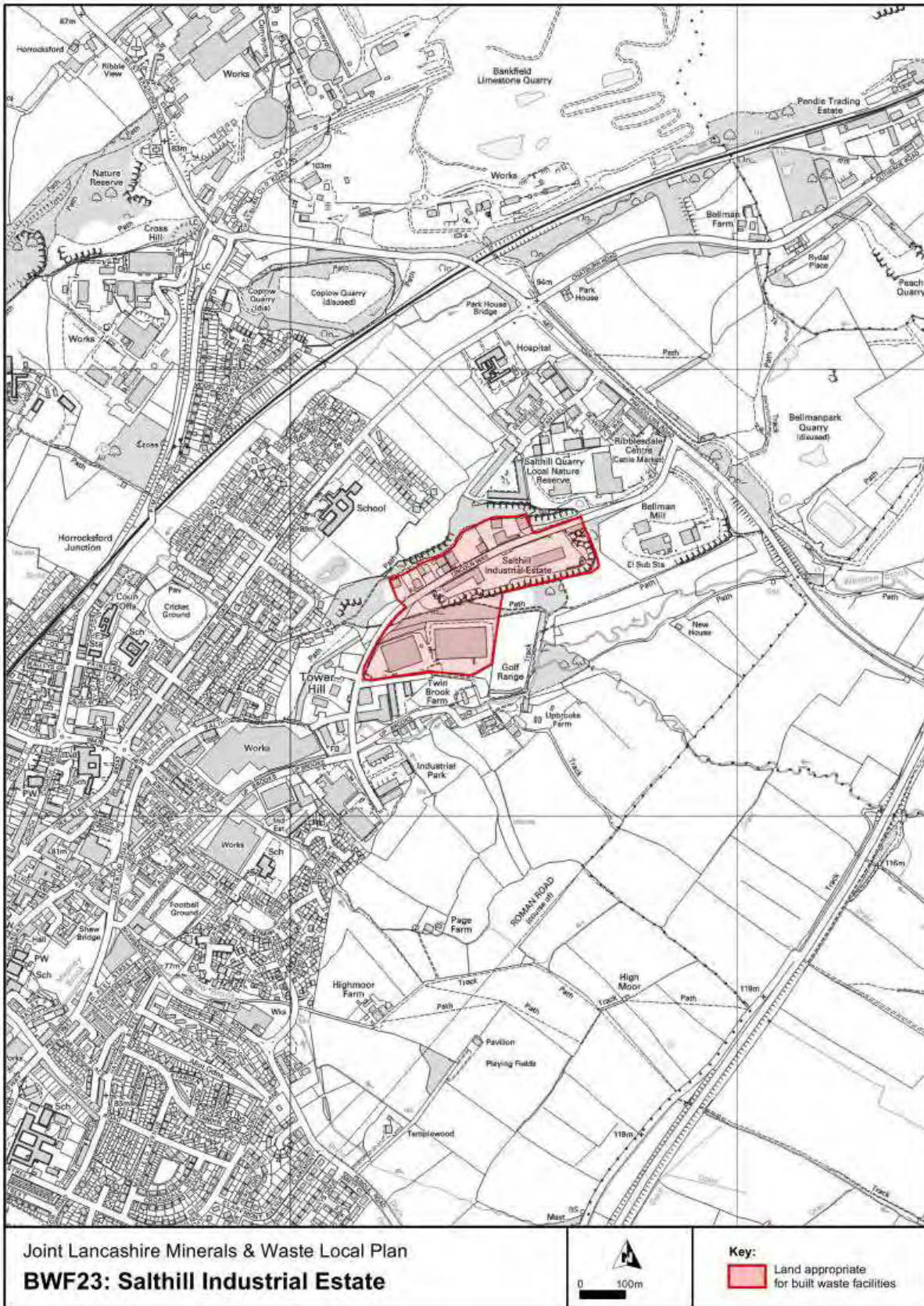
Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, the site is adjacent open countryside and the Salthill Quarry Biological Heritage Site intersects and surrounds the site. Part of this area is also designated as a Site of Special Scientific Interest for conservation. Wildlife interests in the surroundings areas will need to be protected from the impacts of new developments and applicants would be expected to undertake an assessment of the impact of their proposals.

There are also residential properties in proximity to the north and west of the site. Potential impacts on the amenity of residential properties and specific impacts associated with any particular proposal would need to be considered.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



3 Allocating Mineral Sites

3.1 Dunald Mill Quarry

Site Location and Overview

Dunald Mill Quarry (AMS1) lies approximately 6km northeast of Lancaster to the east of Nether Kellet village and is one of a series of limestone quarries found in the area. The current working consists of two quarries bisected by a minor road, Longdales Lane, running north to south. Access is taken directly onto Longdales Lane. The current site operator also operates the neighbouring Leapers Wood Quarry.

The site became inactive in 2008 with mineral extraction temporarily ceasing and remaining stockpiles subsequently removed from the site. Despite this, the quarry has an extant permission requiring mineral extraction on the site to cease by 21 February 2022 with subsequent restoration completed by 21 February 2023.

The site allocation would provide for both a lateral and depth extension to the quarry. These operations would require Longdales Lane to be closed and diverted, and the working of an area to the south which is within the confines of the existing planning boundary. This would enable a depth extension to resources within the existing footprint, but crucially under and leading out from Longdales Lane.

A related policy is presented in this document to account for the need to re-align public highway.

Environmental Safeguards

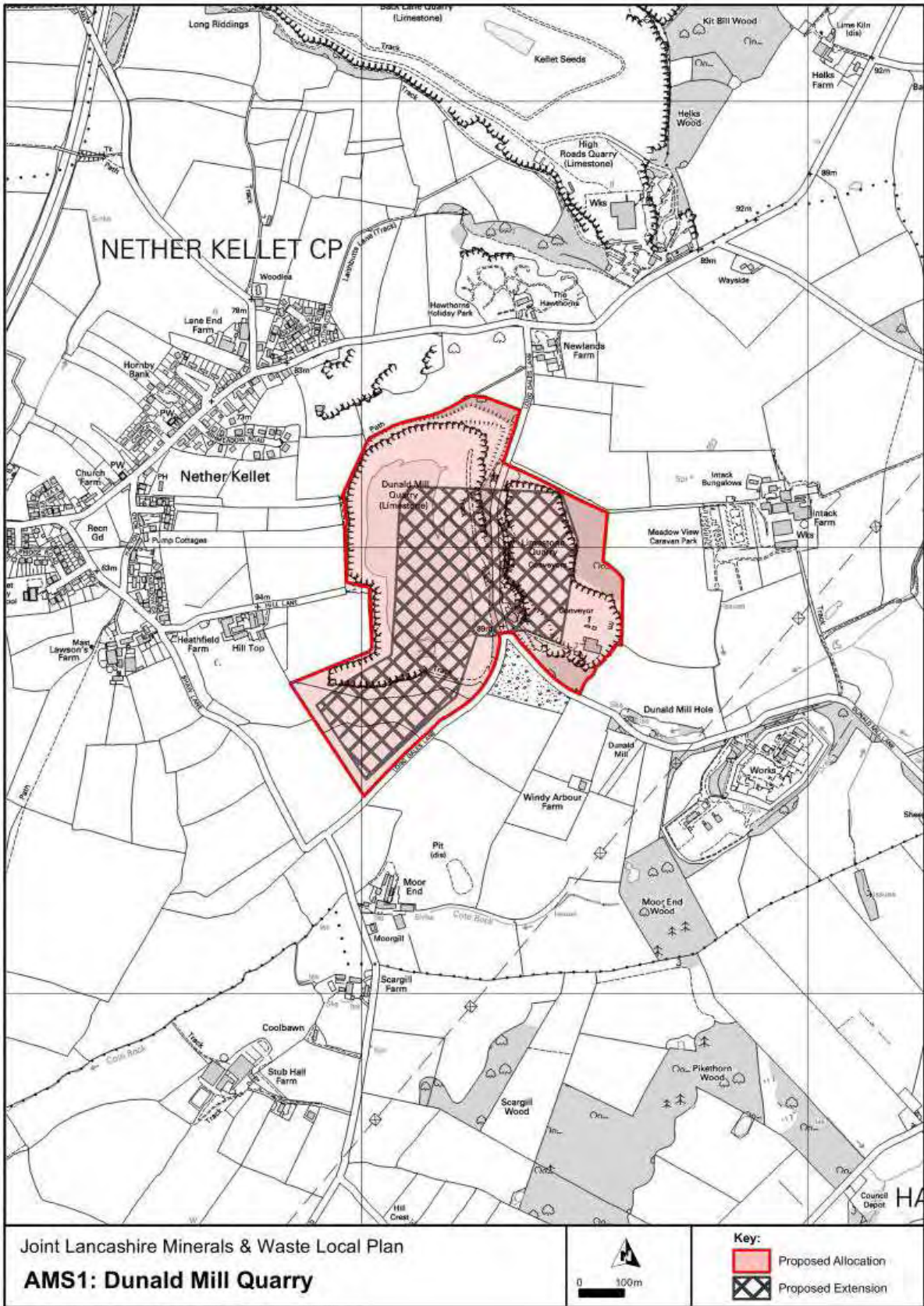
Quarrying operations may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

The geological and environmental conditions in and around the quarry indicates that development proposals may impact on important habitats, including calcareous grassland and scrub. There are several areas in the vicinity of Dunald Mill Quarry that are designated as Biological Heritage Sites to protect such calcareous habitats. Importantly, the existing planning consent benefits from a restoration scheme which will help reinstate valuable calcareous habitats, as well creating new areas of standing water. Revised development proposals may have implications for those existing commitments, which will require reappraisal.

Visual impacts may also occur, particularly in relation to the southward extension indicated on AMS1. As a result of any new workings existing engineered screening bunds and associated tree planting would likely be lost and would require replacing. Equally, key consideration would need to take account of the loss of natural screening currently afforded by the existing local topography. Other visually obtrusive aspects of the quarry may also become visible and equally changes in sight lines and view points would need to be fully assessed.

Rights of way exist around and through the quarry, and any loss of these would also need to be evaluated under new proposals.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



4 Transport Schemes

The land allocations indicated on the maps in this section are safeguarded for future transport uses associated with existing or future mineral or waste developments. The safeguarding covers both railway infrastructure (principally in the form of disused railway sidings) and land for new access roads, and is made under Policy SA1 and SA2.

4.1 Dunald Mill - Access Road

Site Location and Overview

Dunald Mill Quarry is located near to the village of Nether Kellet and is within the administrative boundary of Lancaster City Council. The route for the re-alignment of Long Dales Lane (MRT10) is safeguarded under Policy SA2 of this plan and is intended as part of the principal allocation at Dunald Mill Quarry. Another safeguarding area is also made under this policy for a dedicated haul route through Back Lane Quarry and Leapers Wood Quarry.

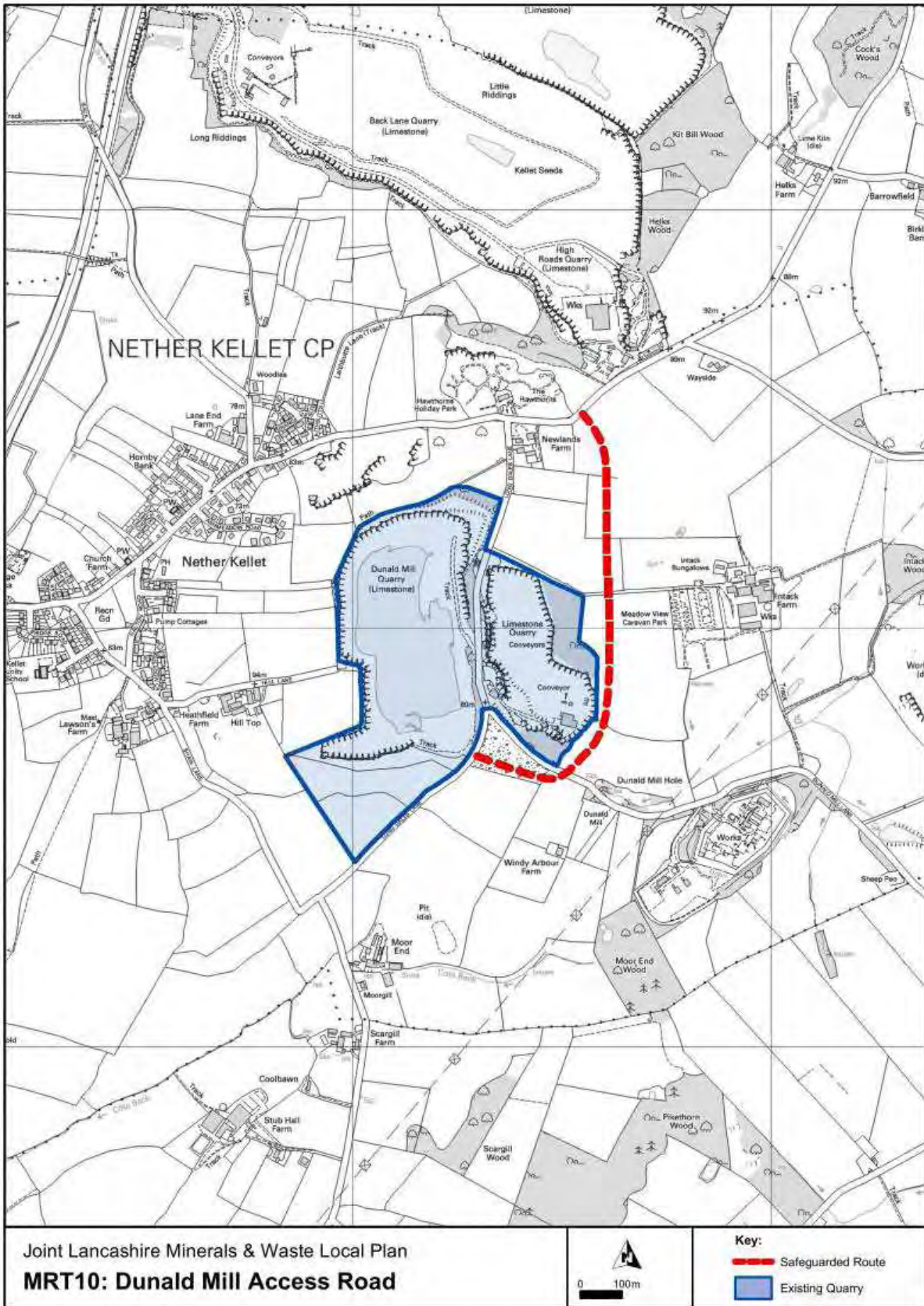
Environmental Safeguards

New road projects may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the mineral planning authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of more specific challenges, a limestone outcrop along the southern part of the proposed safeguarding area is designated as a Biological Heritage Site and significant engineering would be required to overcome the steep terrain there. Similarly, a hill along the northern part of the safeguarding area would also require significant engineering. Detailed routing plans would be expected to assess the various routing options with a view to avoiding adverse impacts on these areas.

Routing plans would also need to consider potential impacts on hedgerows and the viability of farmland if fields are to be subdivided. Opportunities to mitigate any hedgerow losses through new planting should be considered. Routing plans should also consider the safety of new road junctions, taking into account the rural character of existing roads and the number of pedestrian users.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also need to comply with the validation checklist for a relevant planning application.



4.2 Dunald Mill Quarry - Kellet Quarries Haul Route

Site Location and Overview

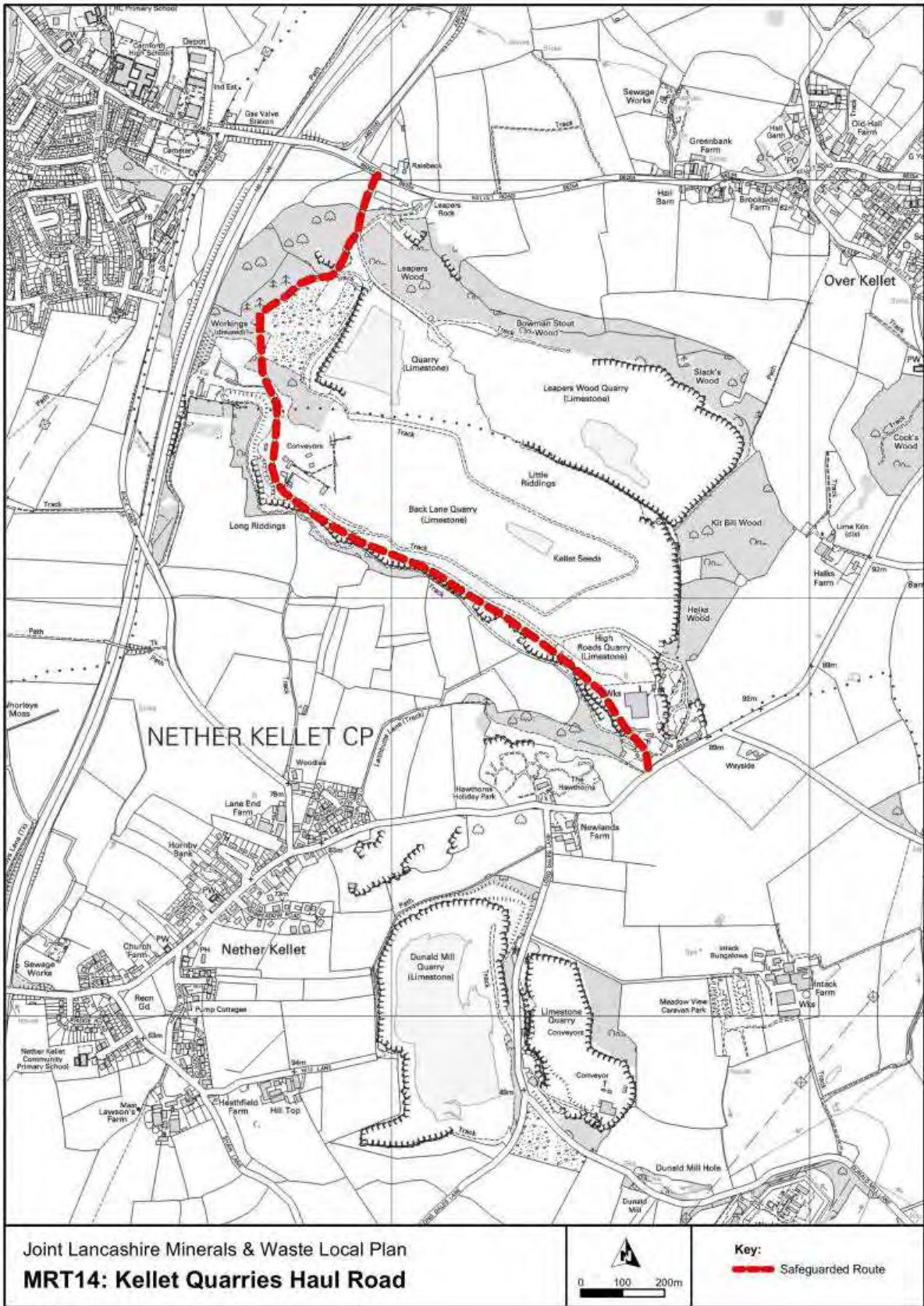
Dunald Mill Quarry is located near to the village of Nether Kellet and is within the administrative boundary of Lancaster City Council. The route for the dedicated haul route through Back Lane Quarry and Leapers Wood Quarry (MRT14) is safeguarded under Policy SA2 of this plan and is intended as part of the principal allocation at Dunald Mill Quarry. The proposed route is intended to provide a dedicated route from Dunald Mill Quarry to the M6 motorway.

Environmental Safeguarding

New road projects may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, although the haul road through the existing quarries is intended to reduce the problem of heavy good vehicles on the local road network, the area includes several designated Biological Heritage Sites and may result in other impacts, including noise and dust problems. Applicants would be expected to assess and mitigate for any adverse impacts, including undertaken such assessments as may be required.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also need to comply with the validation checklist for a relevant planning application.



© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320. 2010

4.3 Whinney Hill Link Road

Site Location and Overview

The Whinney Link Road (MRT11) is a proposed by-pass around the communities of Huncoat and Hillcock Vale in Accrington. The route of the proposed road is primarily within the administrative boundary of Hyndburn Borough Council, whilst a small area is within the Borough of Burnley. The road was proposed by Lancashire County Council as part of the planned municipal waste facility at the former Huncoat Power Station. The road has received planning permission.

The route will continue to be safeguarded under Policy SA2, even if the existing planning permission expires.

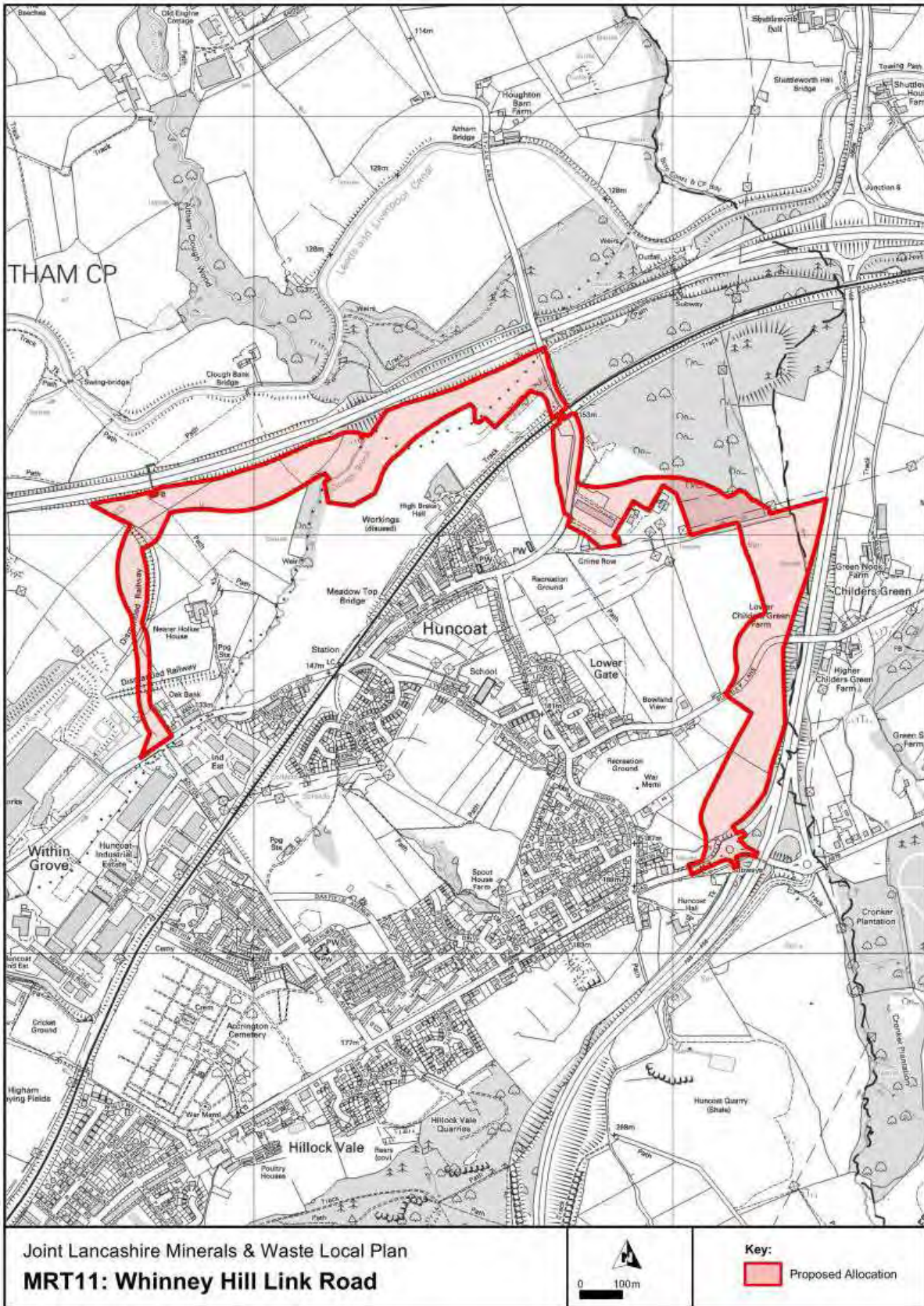
Environmental Safeguards

New road projects may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific impacts, the route passes through designated Green Belt and would require significant engineering, with consequential impacts. Proposals would be expected to include appropriate mitigation measures to address these potential impacts.

The route also cross several watercourses which feed into an area designated as a Biological Heritage Site. Proposals may require measures to ensure that pollution risks are appropriately managed during the construction of the road (for example, potential ground contamination problems) and through the incidents during the life of the road. Applicants will be required to undertaken such assessment as may be necessary to assess these risks.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



4.4 Whitworth Quarry - Safeguarding New Access Road

Site Location and Overview

Whitworth Quarry (MRT12) is situated on moorland above the town of Whitworth and is within the administrative boundary of Rossendale Borough Council. The quarry predates modern day planning laws and the site operations are now subject to a consolidated planning permission brought about by review of old permissions specially designed for long-standing quarries.

The existing access route to the site is through Tong End and Tong Lane, which are considered to be unsuitable for the size of vehicles now serving the quarry, and a new access route is safeguarded under Policy SA2 in this plan. This is an allocation brought forward from the Minerals and Waste Local Plan (2006).

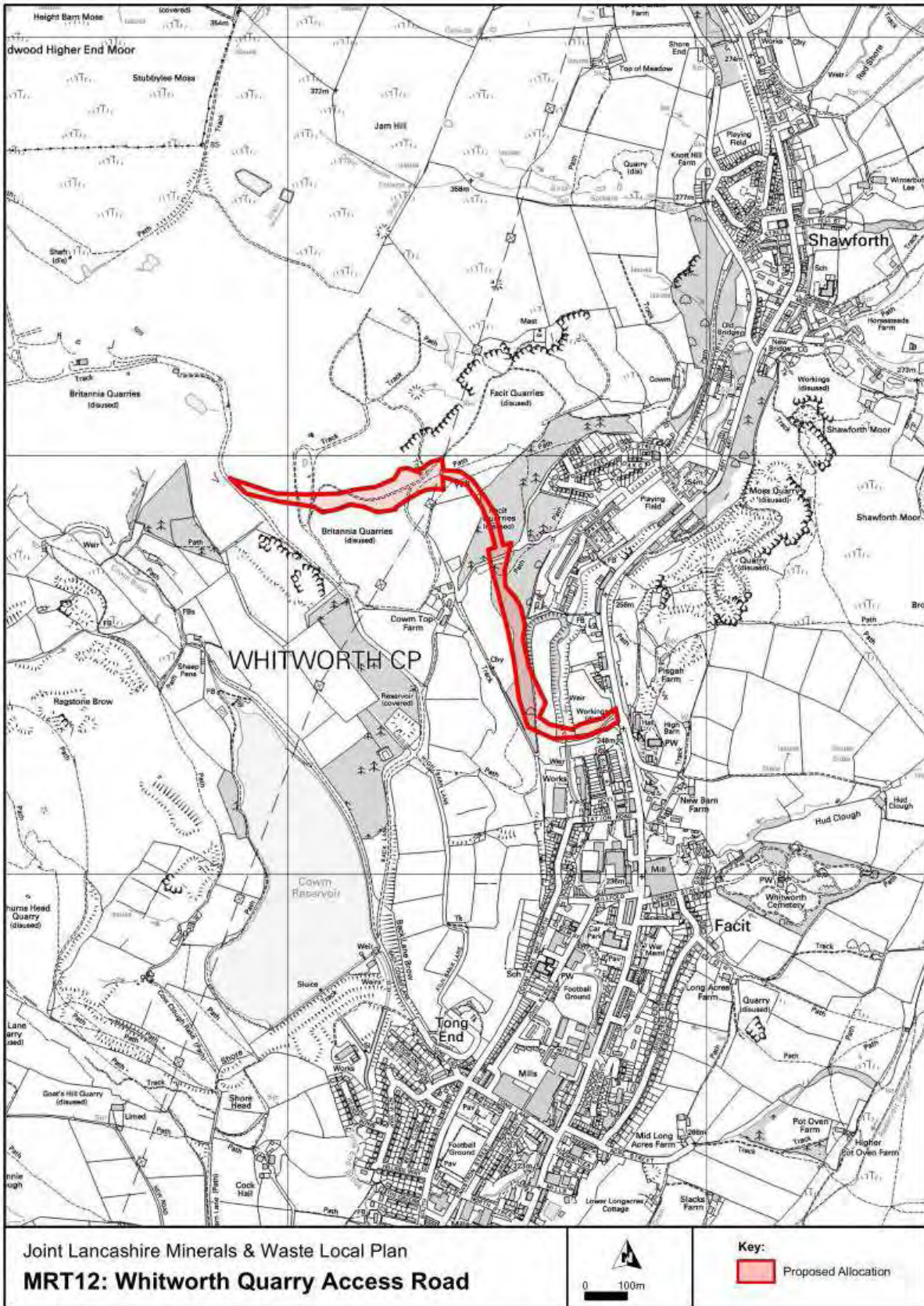
Environment Safeguarding

New road projects may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Mineral and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, the proposed access road would require significant groundwork and engineering, with consequential visual impacts, although part of the route would be tunnelled. The proposed routing may also have a range of other potential impacts on landscape character, nearby residential properties, recent woodland planting and wildlife interests, the restoration works to the prominent Facit Chimney, and disruption to a local cycleway.

The nearby moorland also has a range of environmental interests, including local and national wildlife designations. Although these interests are of more relevance to developments within Whitworth Quarry itself, impacts associated with changes to routing or number of vehicle movements across the site would need to be considered in the detailed planning of the route.

Detailed surveys, assessments and design proposals of all these potential impacts would need to be undertaken before a planning application could be considered. Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also need to comply with the validation checklist for a relevant planning application.



4.5 Hillhouse Industrial Estate - Safeguard New Access Road

Site Location and Overview

Hillhouse Industrial Estate is located between Thornton and Fleetwood and is within the administrative boundary of Wyre Borough Council. Land for a new access road (MRT13) is safeguarded under Policy SA2 of this plan. Part of this road has already been built to provide access to the municipal Waste Recovery Park.

The road passes through land identified in the Thornton & Fleetwood Area Action Plan as housing development, and has been the subject of a masterplanning exercise undertaken by the current landowners.

Environmental Safeguarding

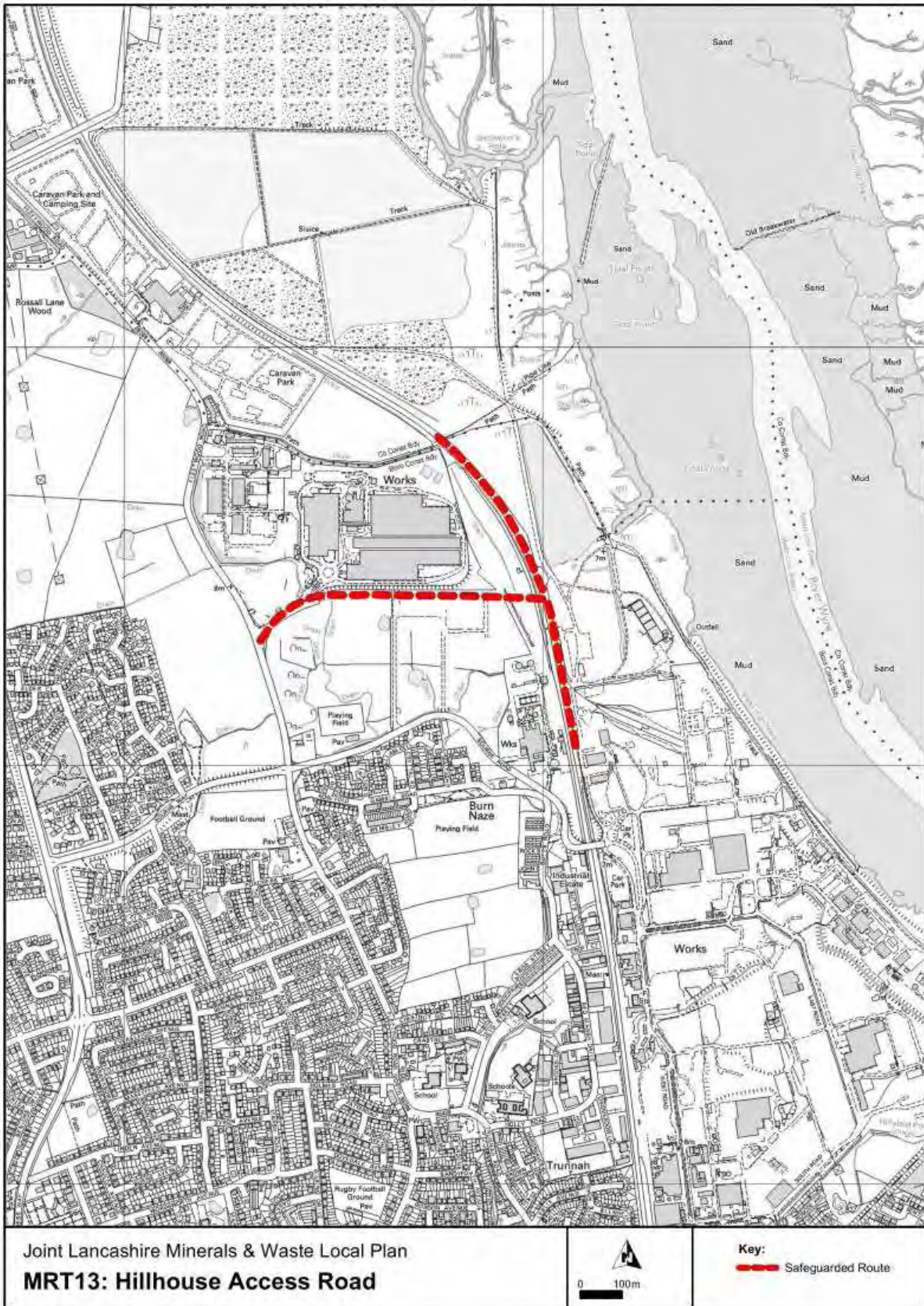
New road projects may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, the proposed safeguarded access route passes through former industrial land. The course of the proposed route also passes across a disused railway line, which is designated as a Biological Heritage Site. Ecological assessments would be expected to accompany detailed routing proposals, which will need to take account of the wider regeneration and development proposals set out in the Area Action Plan.

Strategic access to the rest of the County from this area would most likely use the A585, which is subject to severe congestion problems. A sub-regional transport study has been undertaken to provide short to medium term solutions on this heavily used route. However, proposals for the access road will require a transport assessment to determine the extent of any potential impacts on the local road network, or further afield.

The safeguarding area is also identified as at risk of flooding and detailed proposals would be expected to assess these risks. This may need to include the impact of the road on flood flows in the context of future developments in the surround areas.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also need to comply with the validation checklist for a relevant planning application.



© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320. 2010

4.6 Lancaster West Business Park - New Junction

Site Location & Overview

Lancaster West Business Park (MRT15) is a former industrial site located to the north of the village of Middleton and is within the administrative boundary of Lancaster City Council. The allocated area includes a newly built municipal waste transfer station and planning permission has been granted elsewhere on the site for a wood-fired power facility.

The redevelopment of the site has resulted in the construction of a new access road off of the A683, but the road fails to serve as a through road because the final section has not been connected to Middleton Road. The land required to complete this is safeguarded in this allocation.

Environmental Safeguards

New road projects may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.


In terms of specific challenges, the proposed route which follows a disused railway line, is populated by established tree cover (parts of which are protected by Tree Preservation Orders). The wider area also consists of heavily modified former industrial land and therefore ground contamination may be an issue. Proposals would be expected to address both issues through prior assessments and through the design and implementation of the scheme. In the case of woodland loss (some which will be inevitable), off site compensation may be required.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



Joint Lancashire Minerals & Waste Local Plan
MRT15: Lancaster West Junction



Key:
 Proposed Allocation

© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320, 2010

4.7 Heysham Dock Wharf

Site Location and Overview

Heysham Port is a working passenger and freight port located to the south-west of Heysham and within the administrative boundary of Lancaster City Council. On its southern boundary, the site adjoins Heysham Power Station and is served by a single track railway line and by the A589 from Lancaster.

Heysham Dock Wharf (MRT1) is located in the north west corner of the port. It has been used to land aggregates in the past and is safeguarded by Policy M3 in this plan. If, for port related reasons, this area is no longer available the Minerals Planning Authority will work with the Port of Heysham to encourage the utilisation of port infrastructure for the provision of an equivalent facility. In such circumstances, developers will be encouraged to look at ways of making use of this facility with a view to reducing the need for road transport.

Environmental Safeguards

There are wildlife interests in the surrounding area including the internationally-important Morecambe Bay and several Biological Heritage Sites. Developers will be expected (as a minimum) to demonstrate that proposals will not have adverse effects on these interests. In the case of significant impacts on Morecambe Bay this would rule out development.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors, and impacts on nearby residential properties. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320, 2010

4.8 Railway Infrastructure

Site Locations and Overview

Railway sidings and other railway infrastructure are safeguarded under Policy SA1 at the following locations: Salwick (MRT2), Huncoat (MRT3), Ribblesdale Cement Works (MRT4), Hillhouse Industrial Estate (MRT5), Carnforth (MRT6), Redscar Industrial Estate (MRT7), Riversway (MRT8) and Wostenholme Bronze (MRT9).

The sites predominantly consist of disused or underused railway facilities and will be safeguarded against development which could compromise the future use of these sites for waste or mineral transport.

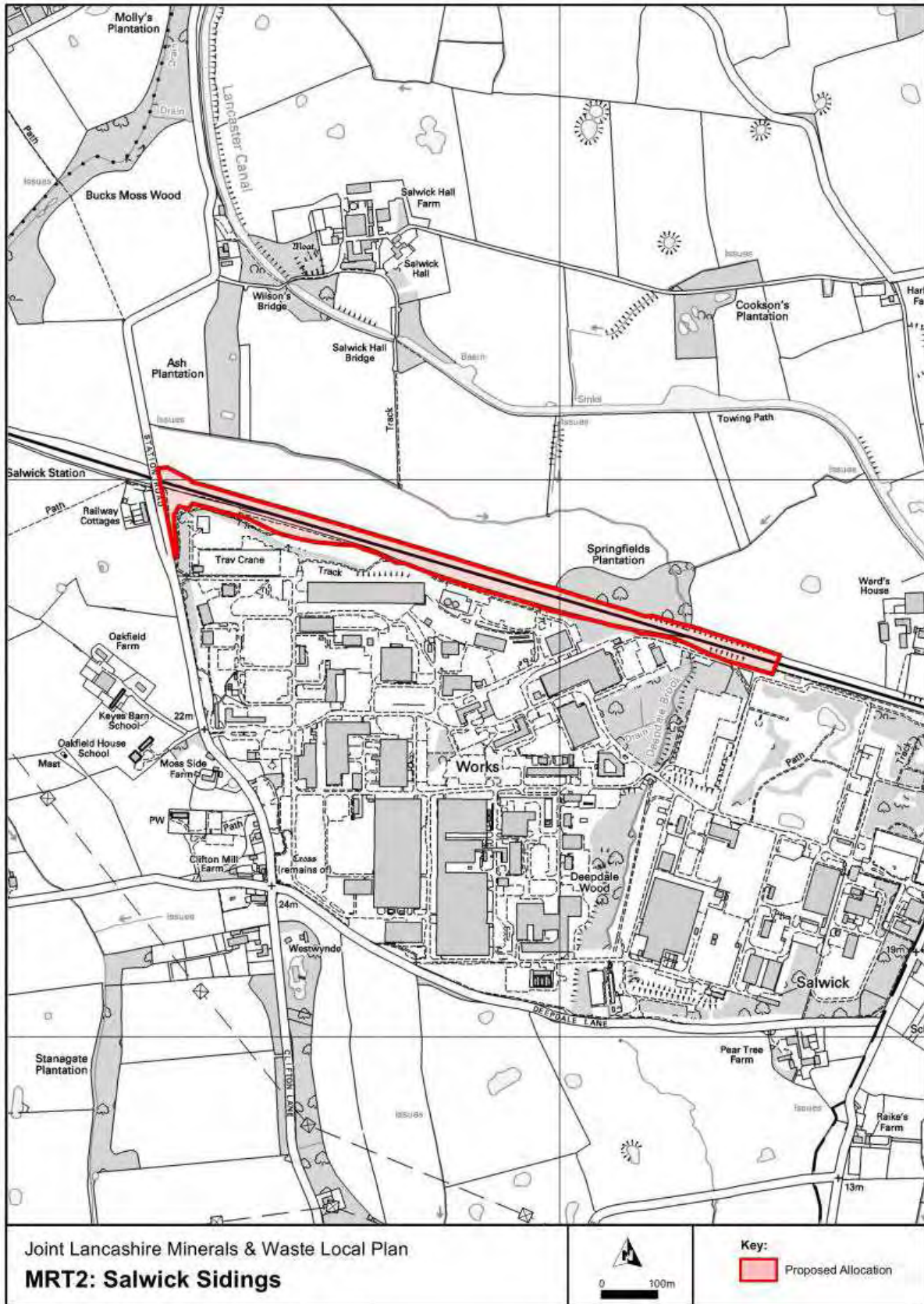
Environmental Safeguards

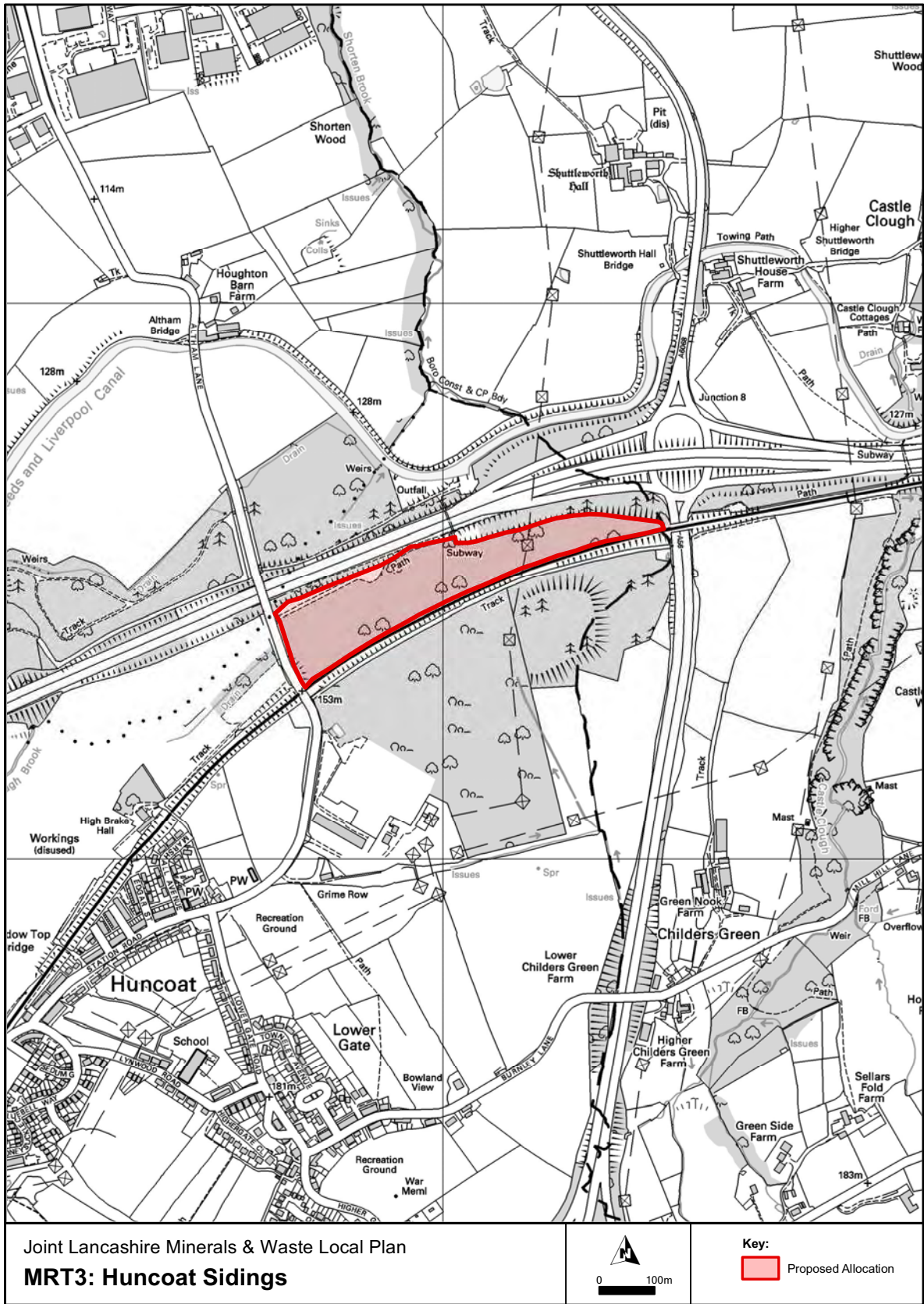
Rail freight uses and associated storage areas and road traffic may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

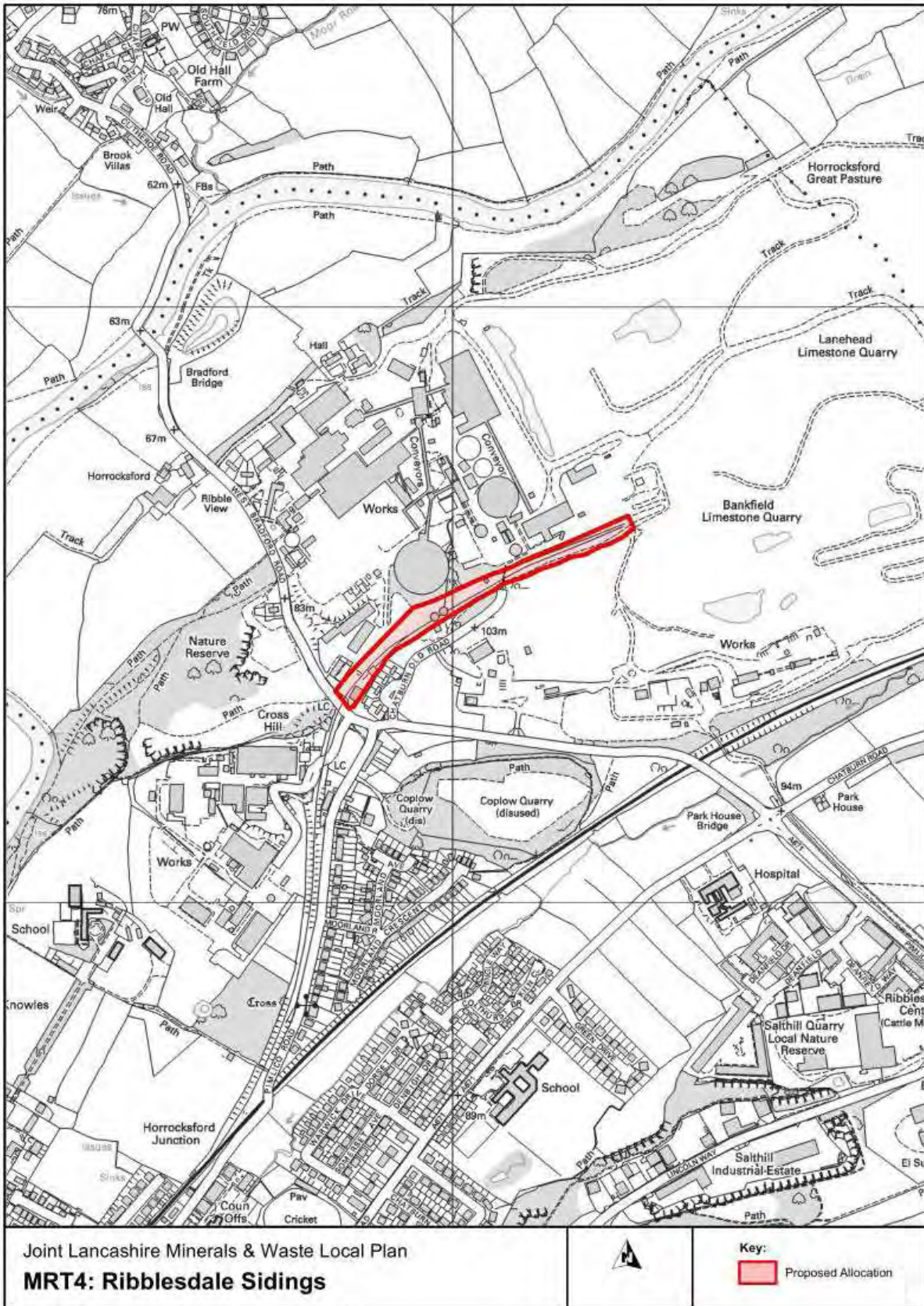
In terms of specific challenges, many of these facilities are in urban areas close to residential properties and in these cases applicants will need to demonstrate that the amenity and health of nearby communities will not be adversely affect, for example by noise, dust or from traffic-related risks.

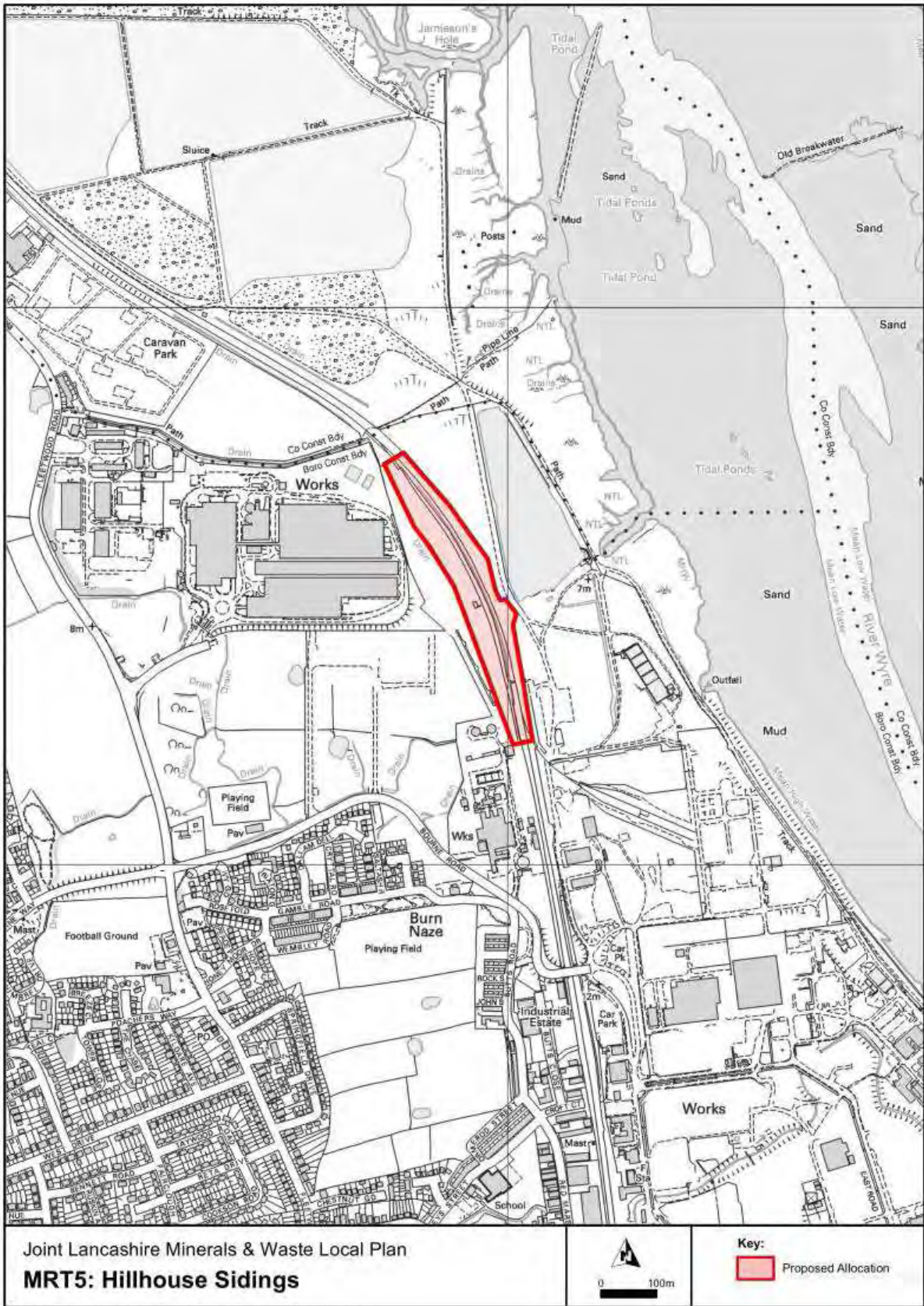
Proposals may also impact on the operation of the wider railway network and applicants will be expected to consult with the relevant bodies, including Network Rail and the Department for Transport.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also need to comply with the validation checklist for a relevant planning application.

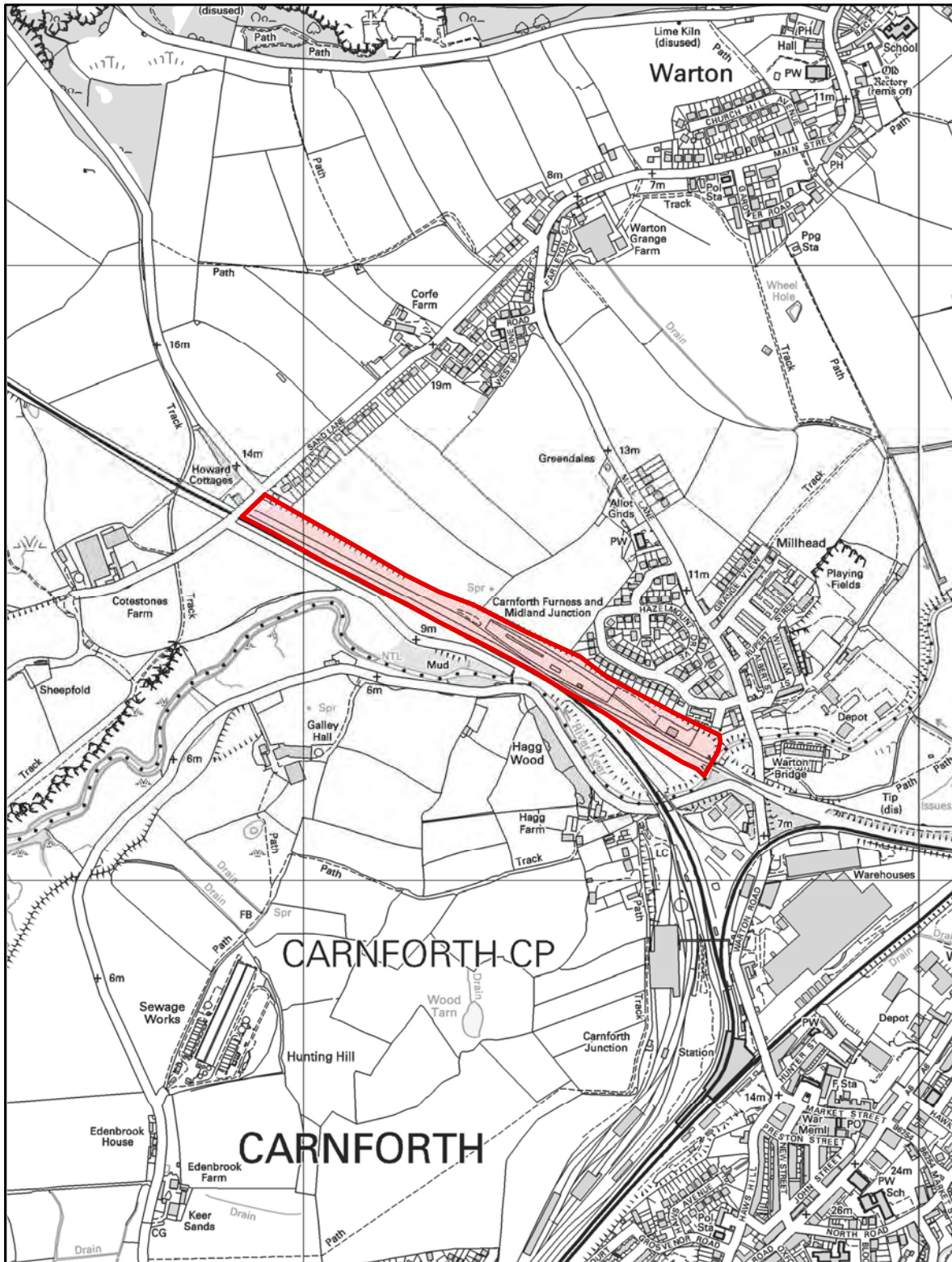








© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320, 2010

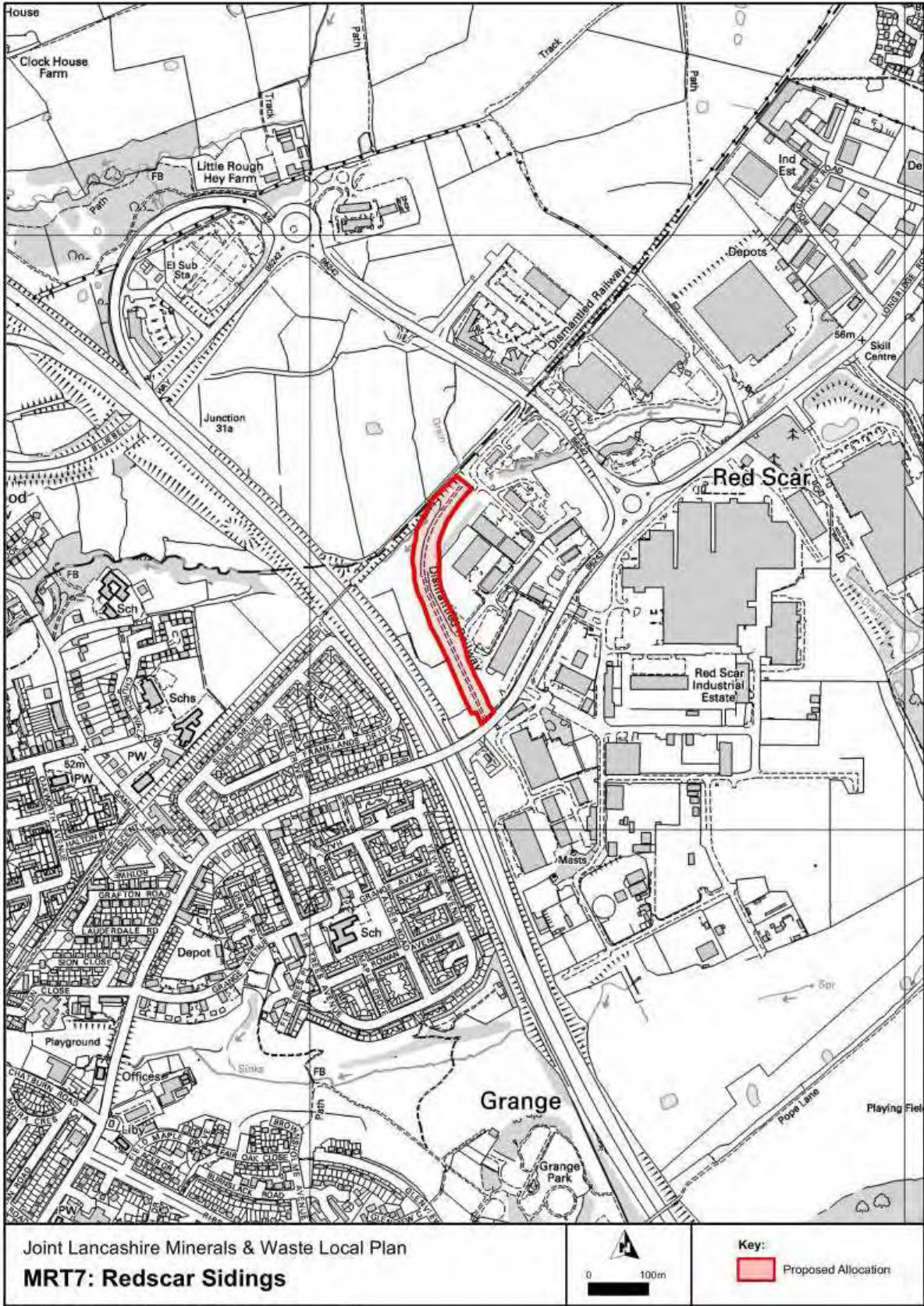


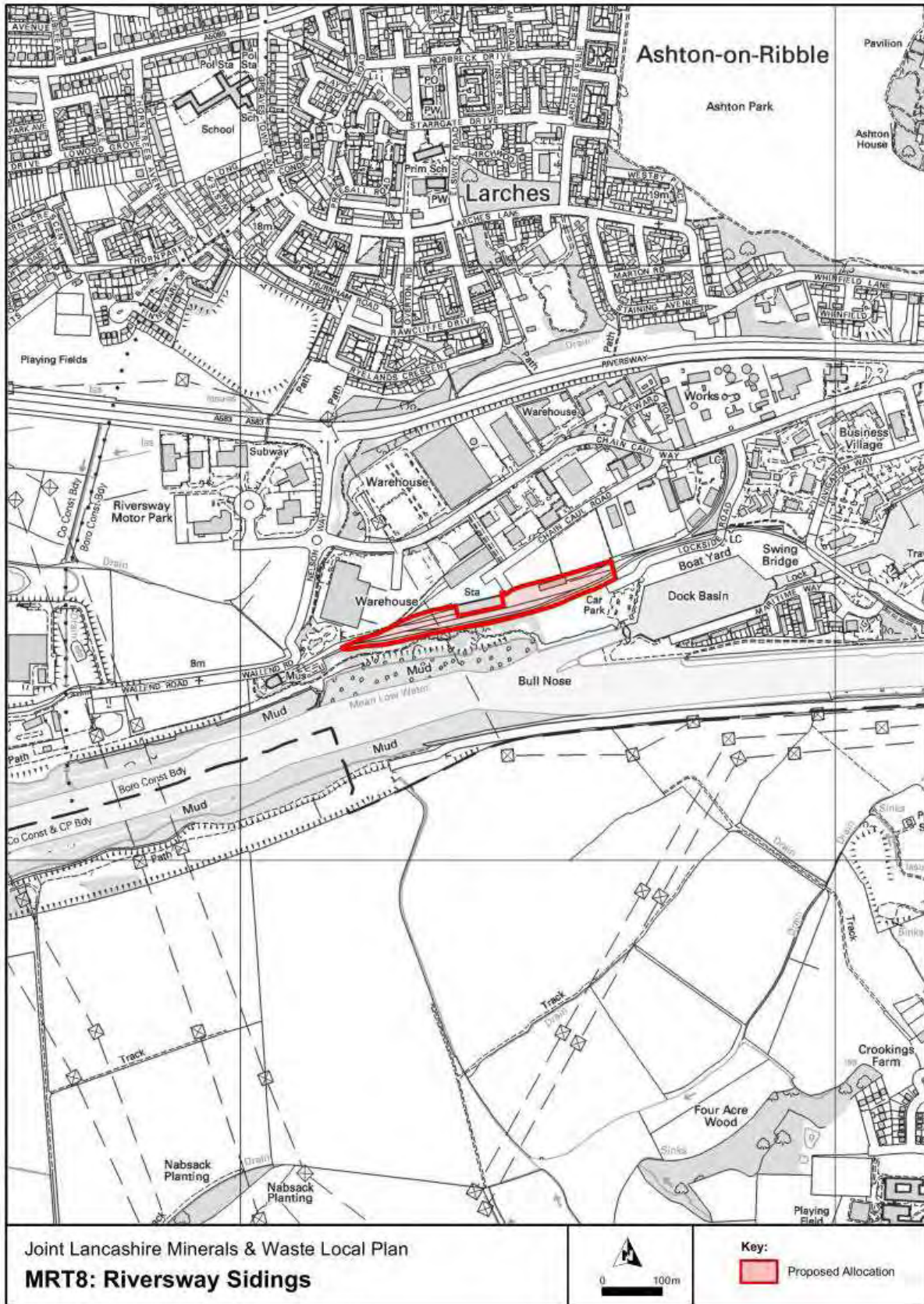
Joint Lancashire Minerals & Waste Local Plan
MRT6: Carnforth Station Sidings

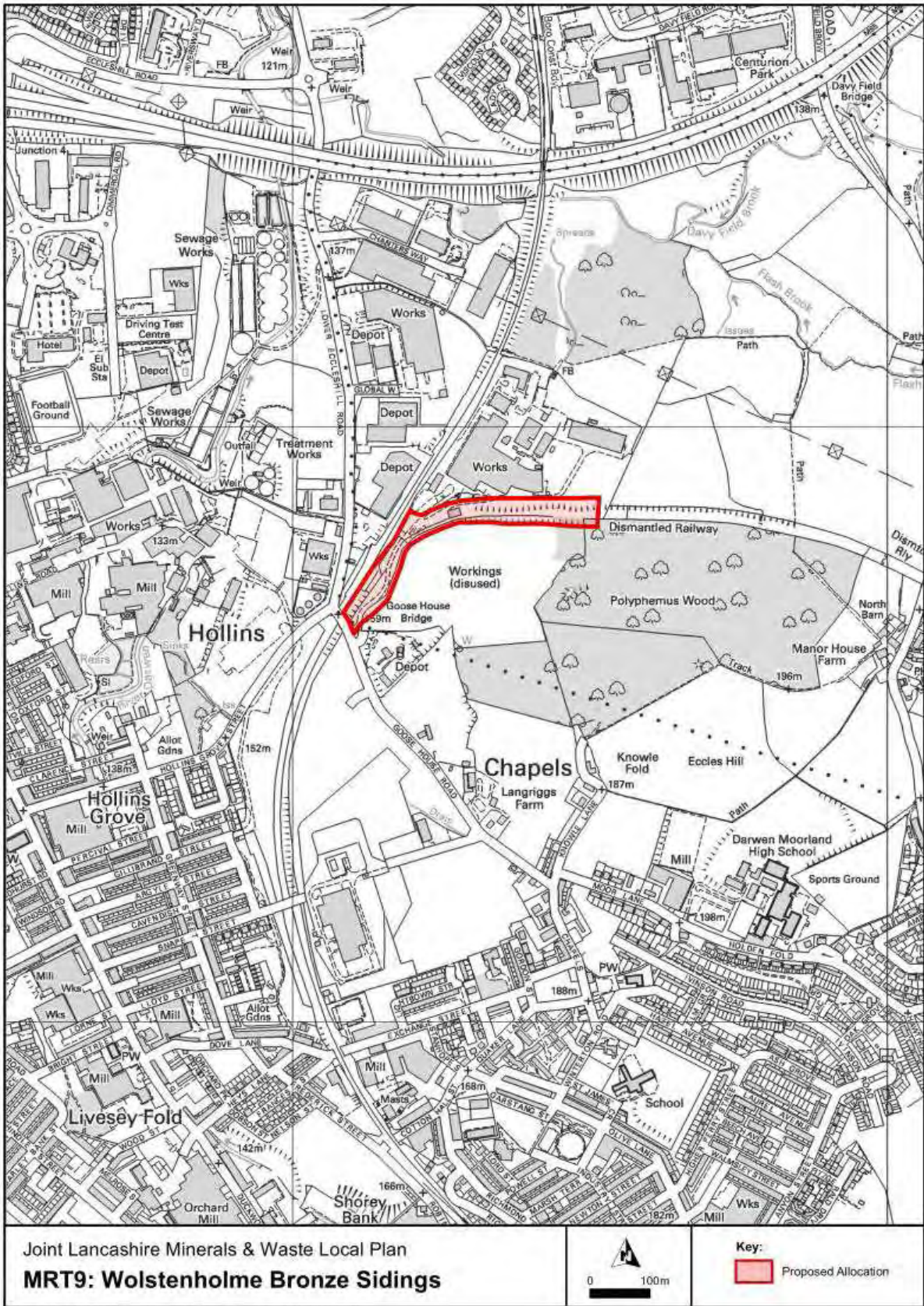


Key:
 Proposed Allocation

© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320, 2010







5 Landfill Sites

Sites identified in this section are allocated under Policies LF1-4 for landfill disposal. Sites for inert waste disposal would accept non-hazardous and non-biodegradable wastes, typically those arising from construction projects. In this section, both Scout Moor Quarry and Jameson Road Lagoons are allocated for inert waste landfill.

The site at Springfield Fuels is allocated for the disposal of low-level radioactive wastes produced at the processing plant.

5.1 Springfields

Site Location and Overview

Springfields (ALC1) is a nuclear fuel processing site located to the west of Preston and within the administrative boundaries of Fylde Borough Council. The allocation is intended to allow the site to landfill its own low-level radioactive wastes, such as those arising from the decommissioning of redundant builds or from operation wastes such as used safety clothing.

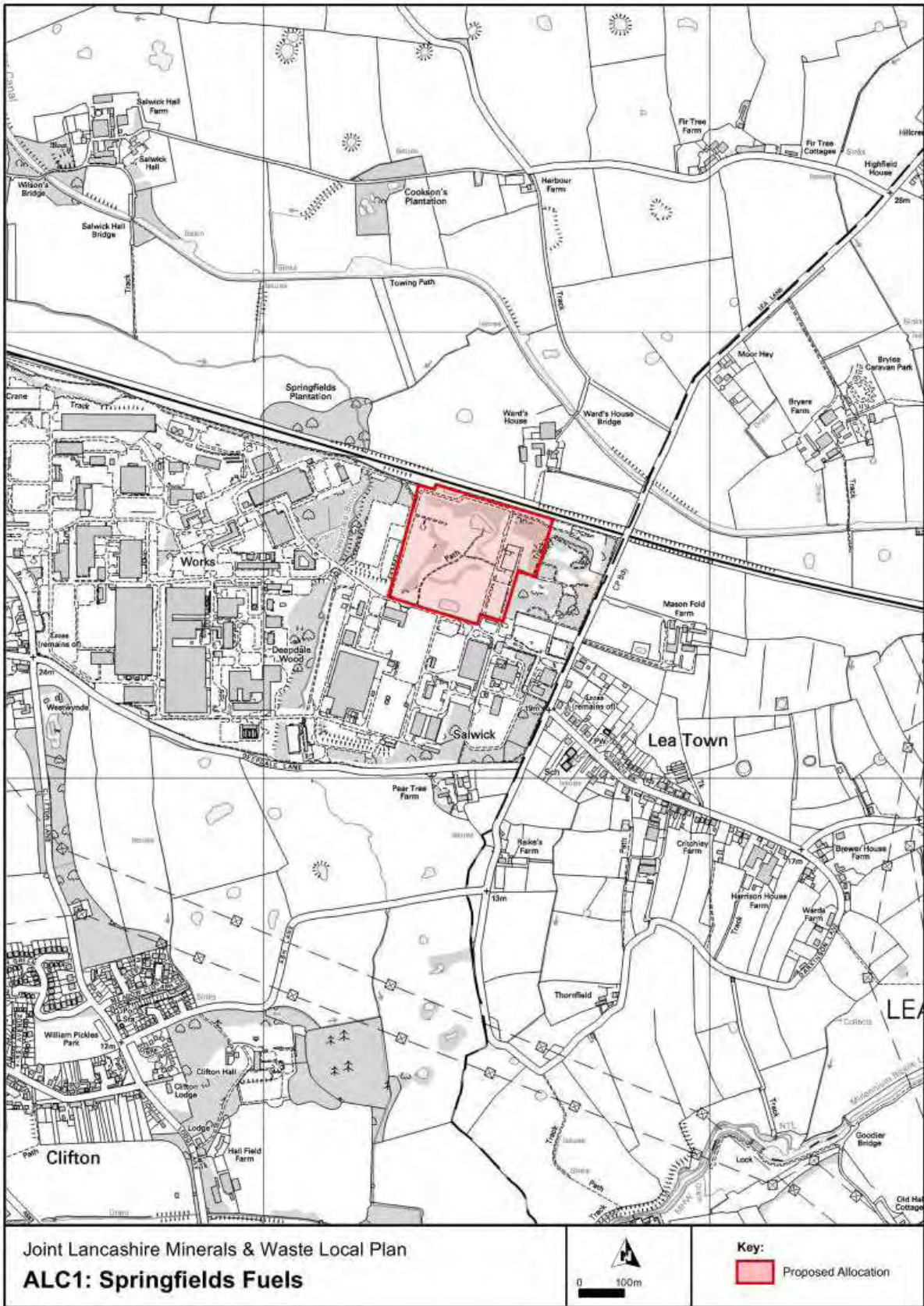
Part of the wider site is also safeguarded for its potential railway transport uses.

Environmental Safeguards

Landfill facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, proposals will only be granted where detailed ground investigations demonstrate that the landfilling could be operated safely and without a significant risk to society, groundwater, aquifers, wildlife, flora and fauna, and air. Consideration may also need to be given to the amenity impacts on nearby residents. Planning applications will need to demonstrate they have considered these receptors and addressed any impacts arising as a result of the proposal.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as proximity to sensitive receptors. Applicants will also be required to comply with the validation checklist for a relevant planning application.



© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320, 2010

5.2 Jameson Road Lagoons

Site Location and Overview

The lagoons at Jameson Road (ALC3) are located to the south of Fleetwood and are within the administrative boundaries of Wyre Borough Council. The lagoons were operated as part of the former ICI plant on the Hillhouse Industrial Estate and have remained unused and inadequately restored since the plant closed. The site is allocated under Policy LF2 for the landfilling of inert wastes.

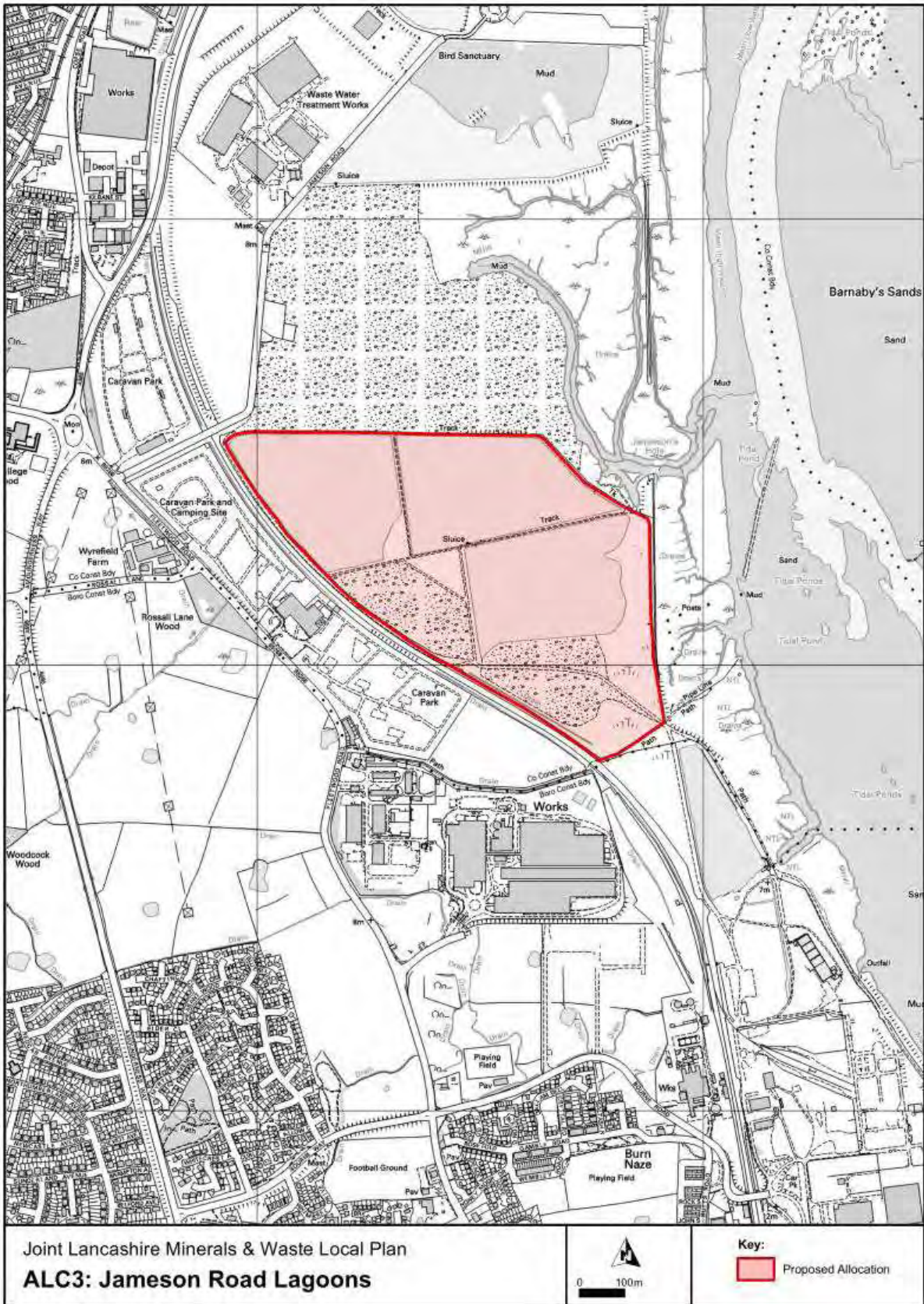
Environmental Safeguards

Landfill facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, the wider areas (including the lagoons) are subject to an Area Action Plan prepared by Wyre Borough Council, which sets out plans for the wholesale redevelopment of the area and for environmental enhancements to the lagoons. Proposals will need to demonstrate in detail how they would assist in the implementation of these aspirations.

The allocated site also contains a biological heritage site and is immediately adjacent to the Wyre Estuary (which is an internationally-important wildlife area). Parts of the site are also known to support protected species of birds. Applicants will be expected to address these issues through measures included in the design and operation of the site (including restoration proposals), whereas proposals which would have a significant impact of the conservation interests of the Wyre Estuary would have to be rejected.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320. 2010

5.3 Scout Moor Quarry

Site Location and Overview

Scout Moor Quarry (ALC4) is a working gritstone quarry located on moorland south-east of Edenfield and within the administrative boundary of Rossendale Borough Council. The quarry has permission to extract stone and benefits from long-term rights granted under a review of old mineral planning permissions in 2004.

The site is also allocated as a suitable location for inert waste recycling facilities under Policy WM4 of this plan, with the expectation that both proposals would help deliver the restoration of the quarry. Any proposals would be expected to be limited to the operational life of the mineral workings and its restoration.

Environmental Safeguards

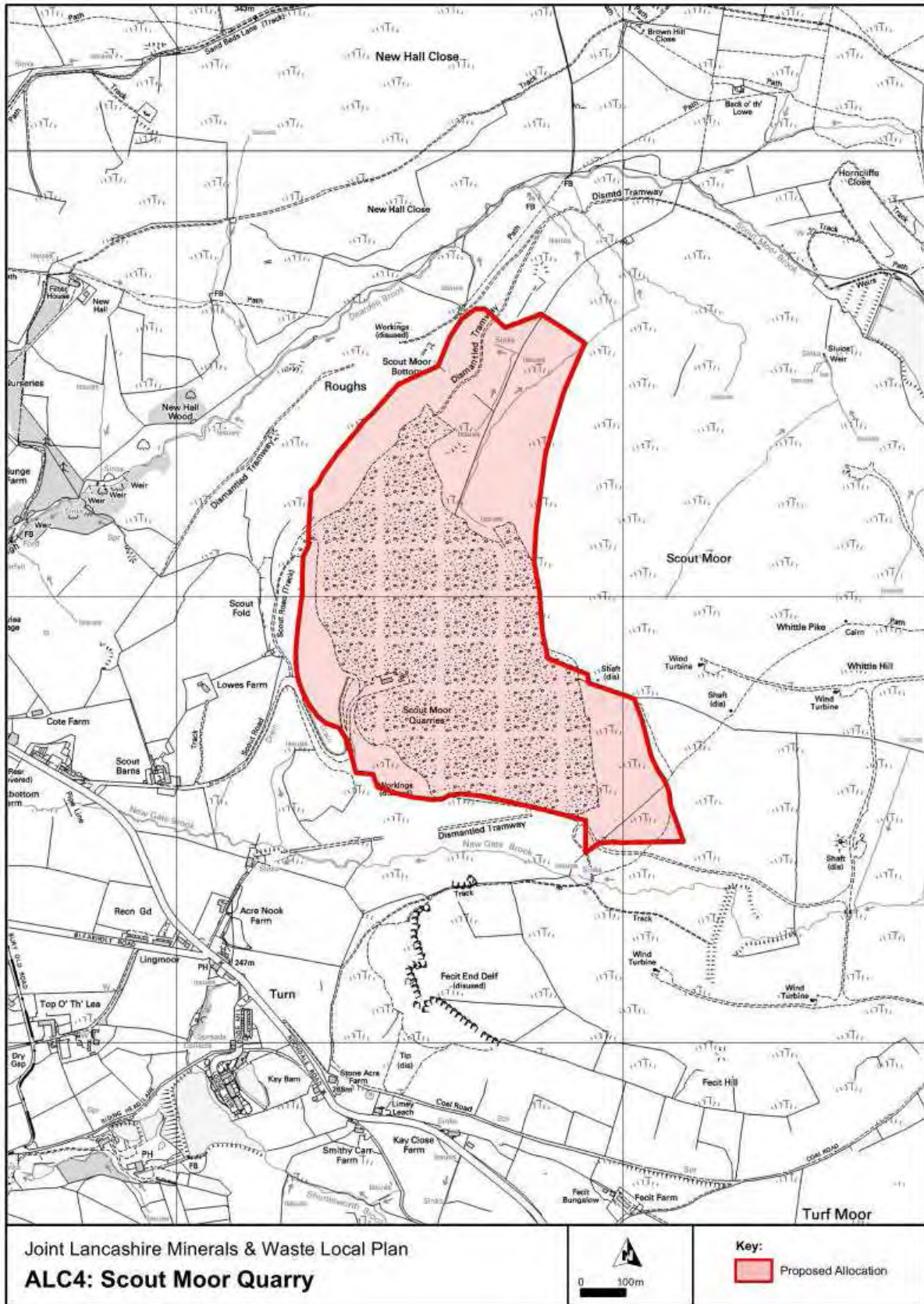
Landfill facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.

In terms of specific challenges, the allocated site is located in an area of significant environmental and cultural interest. These include several large areas of moorland and other semi-natural habitats designated as Biological Heritage Sites. There may also be habitats which attract protected bird species. It is likely, therefore, that proposals will be expected to avoid harm to these interests.

The area also has a range of recreational interests, most notably in terms of its footpaths and open access areas, and proposals will again be expected to support these interests and consider what screening or landscaping measures could be used to reduce unavoidable visual or noise impacts.

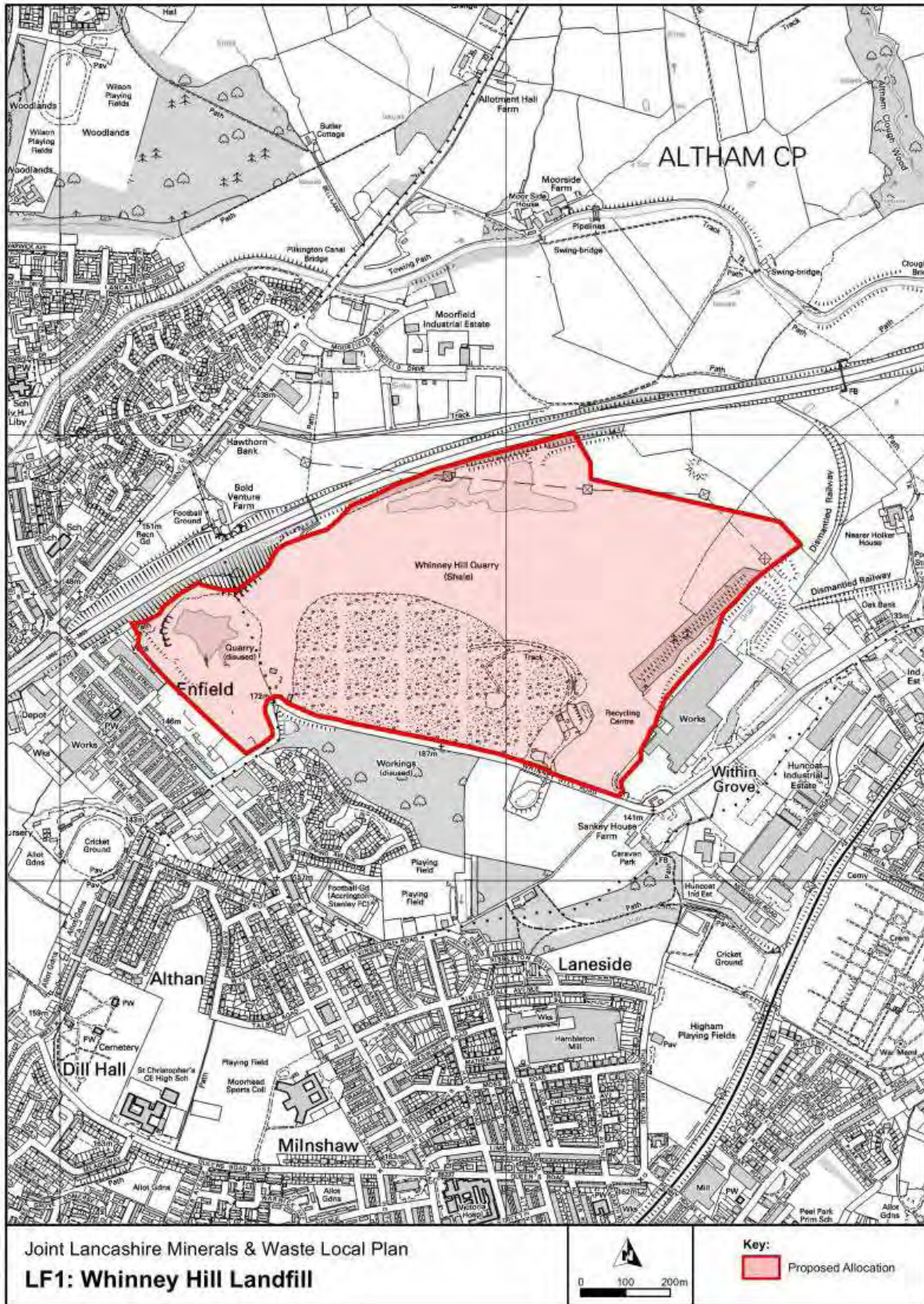
Transport problems also exist on the local road network and in Edenfield in particular. Applicants will be expected to demonstrate that these impacts can be minimised, which may include measures aimed at minimising the number of vehicle movements to within existing limits (for example, by utilising existing vehicles which may currently be unladen on certain journeys).

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.



5.4 Whinney Hill Landfill

This site has planning permission until 2045 and is identified in the Core Strategy Policy CS8 as providing the long term strategic provision for non-hazardous landfill for Lancashire.



© Crown Copyright. All rights reserved. Lancashire County Council Licence 100023320, 2010

Steve Browne BA DIP LA ALI MRTPI MBA

Director of Strategy and Policy

Lancashire County Council

John Donnellon BA MA

Assistant Chief Executive Built Environment

Blackpool Council

Neil Rodgers BA MPhil DMS MRTPI InstLM

Head of Planning

Blackburn with Darwen Borough Council

www.lancashire.gov.uk

